

Land Use Planning Case Study

High risk landscapes and the use of additional bushfire mitigation measures



Bright, Victoria

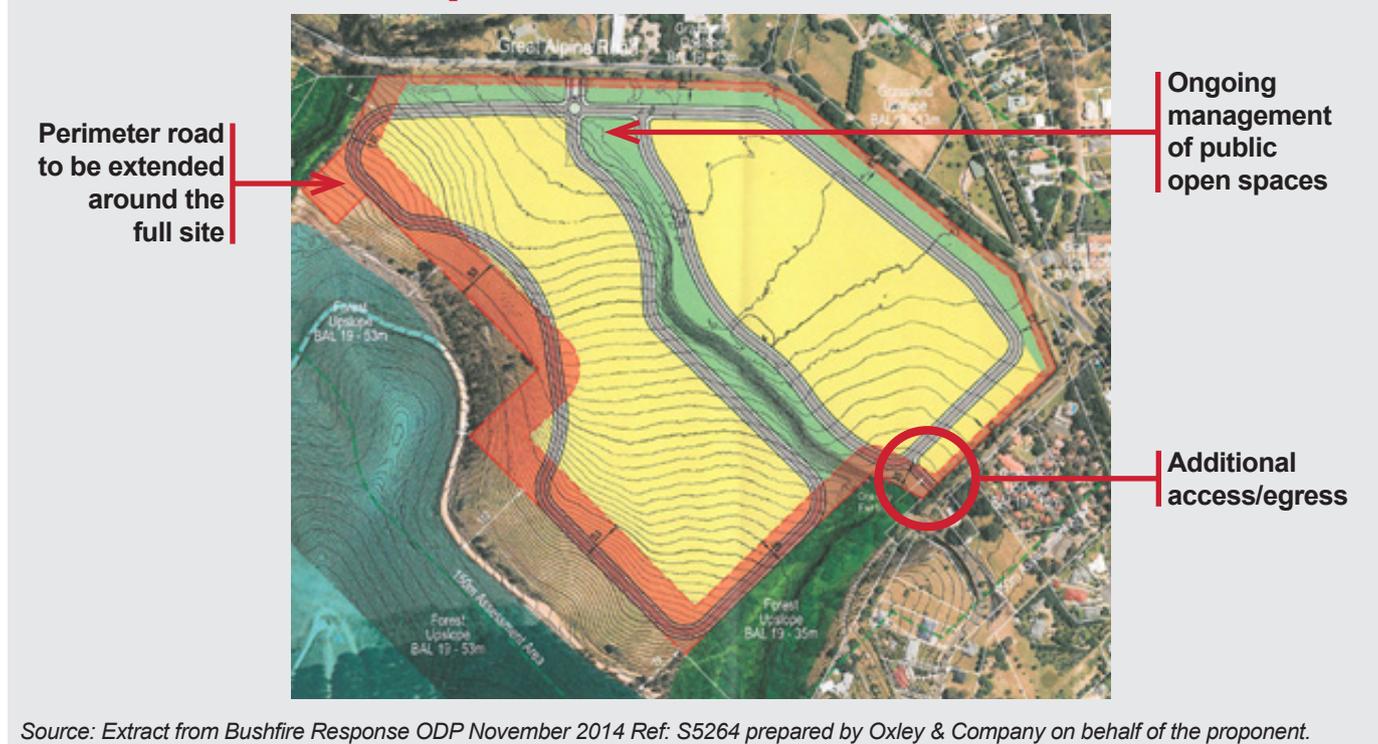
Background

This planning scheme amendment proposes to rezone land from Farming Zone to General Residential Zone. The subject site comprises approximately 40 hectares of land, 1.4 kilometres northwest of the town centre of Bright, Victoria. The land is covered by the Bushfire Management Overlay (BMO).

The Country Fire Authority's (CFA's) main concern related to the creation of appropriate separation (buffer) from an existing pine plantation abutting the south/south west boundary of the subject site. A planning panel was established to consider the amendment.

The draft Outline Development Plan below shows some of the bushfire mitigation measures incorporated.

Draft Outline Development Plan



Outcome

Additional bushfire mitigation measures have been recommended by the Panel and include:

- Separation buffer of 53 metres from the south/southwest boundary.
- Perimeter road to be extended around the full site.
- Within 150 meters of the south/southwest boundary:
 - BAL-29 construction.
 - Separation of building envelopes (by at least 10 metres) to minimise risk of house to house fire spread.
- Provisions for static water supply and multiple access/egress points.
- Increasing lot sizes closer to the hazard to accommodate larger defensible space on-site.

- A vegetation management plan, to ensure that the 53 metre buffer and other public/communal open space are maintained so that these areas are not increasing the bushfire risk.
- Use of non-combustible materials for outbuildings/ ancillary structures and fencing/screening devices for lots located south of the central swale drain.
- Referral of the Development Plan to CFA prior to its approval, to ensure all relevant bushfire mitigation measures have been incorporated before subdivision stage.

For further information about CFA's approach to Strategic Land Use Planning go to cfa.vic.gov.au/plan-prepare/strategic-planning/

Note: these are recommendations outlined in the Panel Report for Alpine Planning Scheme Amendment C34, Residential Rezoning Great Alpine Road Bright, 20 January 2015