

# Land Use Planning Case Study

## High risk landscapes and additional bushfire mitigation measures



### Camerons Road, Bacchus Marsh

#### Background

This planning scheme amendment proposed to rezone approximately 547 hectares of land along Camerons Road, Bacchus Marsh from Farming Zone to Rural Living Zone, and apply a Design and Development Overlay. The site abuts Lerderderg Gorge and Lerderderg State Park on the north and western boundaries and has single road access via Camerons Road. The site is partially covered by the Bushfire Management Overlay (BMO).

The Country Fire Authority's (CFA) submission did not support the amendment due to the uncertainty of potential development yield as a result of rezoning the land, as well as the lack of information about how bushfire risk would be mitigated in context of the broader landscape. CFA also argued that strategic access to the site was poor given the single access in and out of the site. This approach is supported by State Planning Policy at Clause 13.05, which prioritises the protection of human life and seeks to apply the precautionary principle.

#### Proposed site for rezoning



— Subject site  
■ BMO

#### Outcome

A planning panel was established to consider the amendment. The relevant comments and recommendations include:

- The panel recognised that the landscape risk warranted a precautionary approach.
- The highest risk land in the north-west corner should be precluded from further residential development.
- DDO5 is to be amended to include an application requirement for a Bushfire Development Report. The report is to take into account:
  - Bushfire protection measures in excess of those required under the BMO may be required on land where that overlay applies.
  - Bushfire protection measures specified under the BMO apply to BPA on the eastern side of Camerons Road.

- Another application requirement for a Dwelling Envelope Plan which indicates the maximum number and location of dwellings allowed and demonstrates that they meet the requirements of the Bushfire Development Report (a permit cannot be granted to vary the requirements).
- A recommendation that prior to approval of the amendment CFA, Council and landowners conduct a site-by-site review to determine location of dwellings and mitigation measures above and beyond BMO requirements.

The Panel also stated there would be significant benefit in developing further explicit guidance on the issue of whether there is a threshold where bushfire risk from broader landscape justifies precluding residential development or imposing requirements that exceed those that would apply under the BMO.

Note: these are recommendations outlined in the Panel Report for Moorabool Planning Scheme Amendment C58, Camerons Road Proposed Rural Living Zone, 31 March 2015.

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