

13.02-1L Municipal Landscape Bushfire Risk Areas

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Policy Application

This policy applies to land identified as being in the green, yellow and red areas of bushfire risk in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9.

Strategies

Support rural living in the green areas of the Municipal Landscape Bushfire Risk Map at Clause 02.04-9, only if Clause 13.02-1S can be met and the requirements of relevant Planning Practice Notes.

Direct sensitive land uses and land rezoning that intensifies the development potential of land to areas identified as green in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9, only if Clause 13.02-1S can be met and the requirements of relevant Planning Practice Notes.

Discourage sensitive land uses in areas identified as yellow risk in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9, unless it can be demonstrated that Clause 13.02-1S can be met.

Discourage sensitive land uses in areas identified as red in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9.

Discourage land rezoning that intensifies the development potential of land to areas identified as yellow risk in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9, unless it can be demonstrated that Clause 13.02-1S can be adequately met.

Discourage land rezoning that intensifies the development potential of land to areas identified as red in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9.

Support development of existing lots in areas identified as red in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9 only where it can be demonstrated that Clause 13.02-1S can be met.

Ensure buildings achieve a construction standard not less than BAL-29.

Ensure that development is assessed with regard to the bushfire risk identified in the Municipal Landscape Bushfire Risk Map at Clause 02.04-9.

Policy guideline

Consider as relevant:

- For a subdivision or dwelling, a section 173 agreement pursuant to Planning and Environment Act 1987 to ensure ongoing maintenance of defendable space and other bushfire protection measures for bushfire risk mitigation.
- The views of the Country Fire Authority, as appropriate.

Policy document

Consider as relevant:

- *Latrobe City Municipal Bushfire Risk Assessment* (Fire Risk Consultants and Latrobe City Council, 2020).
- *Design Guidelines Settlement Planning at the Bushfire Interface* (Country Fire Authority and Department of Environment, Land and Planning, 2020).