

22.1417/08/2006
C35**WILDFIRE MANAGEMENT**

This policy applies to developments in the Farming Zone, Rural Living Zone and the Low Density Residential Zone.

Policy Basis

Many areas of the Shire have been identified as being prone to fire risk and are appropriately designated as Wildfire Management Overlay (WMO). As an initiative, the Council and the Country Fire Authority (CFA) have prepared a set of local policies and provisions to assist in the evaluation and decision making process.

Objectives

- To ensure that new land use and development does not increase the level of fire risk.
- To ensure that new land use and development includes adequate fire protection measures.

Policy

It is policy that:

- The road network should give access for fire fighting purposes and simultaneous evacuation if considered necessary by Emergency Services.
- All roads should be of all weather construction and have a minimum load limit of 20 tonnes, a minimum width for traffic of 6.0 metres which may include consolidated shoulders provided they are formed, surfaced and drained.
- There is no horizontal encroachment within 4.0 metres either side of the centreline of the trafficable road at any time and a vertical clearance to a height of 4.0 metres above the trafficable road at all times.
- Adequate provision for the turning of fire brigade vehicles should be provided in dead end roads and cul-de-sacs via a court bowl which should have a trafficable area of 10 metres radius minimum.
- A fuel modified buffer zone should be established around the building envelopes.
- Development and land use changes should take place in a way that recognise the risk environments and programs identified in the Municipal Fire Prevention Plan.

Table to Clause 22.14 - Fuel Modified Buffer Zone Width (metres)

	VEGETATION HAZARD SLOPE OF LAND (UPHILL)				
	0°	5°	10°	15°	20° +
Grassland	10m	15m	20m	30m	40m
Forest	15m	25m	30m	45m	50m

- Within the fuel modified buffer zone, any trees and shrubs should be maintained in such a manner that the vegetation is not continuous either horizontally or vertically.

- Reticulated water supply aims to provide a minimum water flow rate, measured at any hydrant, of not less than 270 litres/minute.
- If the building envelope is more than 130 metres from the nearest hydrant, a supply of static water on the site or an additional street hydrant should be supplied.
- The minimum water flow rate for industrial and commercial subdivision should be able to meet the requirements of the Building Code of Australia.
- All dwellings and buildings constructed in “Declared Bushfire Prone Areas” or identified as being within the Wildfire Management Overlay on the Planning Scheme maps, will need to be constructed in accordance with Regulation 6.4 of the Building Regulations 1994 and Section G5 of the Building Code of Australia.
- Dwellings/buildings will be sited in accordance with the guidelines as recommended in the Country Fire Authority brochure “Design and Siting Guidelines - Bushfire Protection for Rural Houses”.
- All weather access should be provided to dwellings, suitably constructed to enable fire fighting vehicles to traverse with ease and safety. Adequate turning circles and passing bays to be provided. Bridges/culverts should be constructed to carry the weight of a 20 tonne fire tanker.

Water Supplies (Fire Fighting)

- A water storage tank of not less than 10,000 litres should be provided solely for fire fighting, fire prevention purposes, fitted with a three thread CFA 63mm outlet.
- Fibreglass tanks should not be located within 10 metres of flammable scrub or understorey with plastic delivery pipes buried at least 150mm under ground.
- Where the storage is not readily accessible for fire fighting vehicles, a delivery point should be situated remote from the storage which provides for:
 - a minimum flow rate of 270 litres per minute;
 - a three thread CFA 63mm outlet fitting.
 - Taps should be provided in such a manner that external coverage to all surfaces of the dwelling can be achieved with 19mm diameter hoses and 12mm nozzles:
 - the flow rate of the nozzle should be at least 270 litres per minute;
 - each hose will be no longer than 36 metres in length;
 - where the flow rate from a static storage supply cannot meet the required 270 litres per minute, a diesel or petrol powered fire fighting pump should be provided, having a minimum 5HP motor and 38mm outlet.

Reference

Municipal Fire Prevention Plan, Mount Alexander Shire