

## Building and Renovating in a bush/wild fire management overlay area.

At the 2016 Harmers Haven Residents and Ratepayers AGM architect and Harmerite Luciano Furfaro spoke about the challenges that face people wanting to build or renovate their houses at Harmers, a location now subject to a bush/wild fire management planning overlay.

Luciano has provided some useful links to help you find out the requirements for a compliant building or structure.

### 1. Relevant Town Planning Scheme:

Find this on the Victorian Government's website planning scheme website:

<http://planningschemes.dpcd.vic.gov.au/schemes/basscoast>.

On this page you can, from the *Ordinance* tab:

- download the whole Bass Coast Shire Planning Scheme, or, further down the page,
- download single Clauses (32.05 - Township Zone (TZ) is the zone for the beach side at Harmers Haven; 32.03 - Low Density Residential Zone (LDRZ) is the zone across Viminaria Road; and yes, a Bed & Breakfast for up to 10 people and a Medical Centre of up to 250m<sup>2</sup> are possible uses without a Planning Permit on the LDRZ blocks).

At the *Maps* tab you can download maps for zones (65ZN) and Overlays (65DDO; 65ESO; 65SLO and 65WMO for Design Development, Environmental Significance, Significant Landscape and Wildfire Management.

### 2. National construction Code / Building Code

The Building Code, or National Construction Code, can be downloaded at:

<http://www.abcb.gov.au/Resources/NCC> but you need to register on the site.

The Australian Standard AS3959-2009 - Construction of buildings in bushfire prone areas - unfortunately is only available for sale at: <http://www.as3959.com.au/as-3959-download/> but there are a number of guidelines available explaining its provisions, such as:

- Country Fire Authority: 'Planning for Bushfire, Victoria' can be downloaded at: <http://www.cfa.vic.gov.au/plan-prepare/statutory-planning---bushfire-management-overlay/> [Note: this guideline is aimed at meeting Planning Regulations],
- Victoria Department of Environment, Land, Water & Planning:
  - Practice Note 65 November 2011 'Bushfire Management Overlay and bushfire protection: planning requirements at: <http://www.dtpli.vic.gov.au/planning/planning-and-building-for-bushfire-protection/bushfire-management-overlay-in-planning-schemes>,
  - Advisory Note 39 - Amendment VC83 *Bushfire protection-Vegetation exemptions*: <http://www.dtpli.vic.gov.au/planning/planning-and-building-for-bushfire-protection/vegetation-management>.

Organisations promoting or manufacturing materials also have explanatory guidelines, for example:

- Wood Solutions: *Design Guide 4, Building with Timber in Bushfire prone areas* <http://www.woodsolutions.com.au/Articles/Resources/building-with-timber-bushfire-prone-areas> but you need to register first,
- Window and Door Industry Council: *Guide for Compliant Construction of Timber Windows and Doors in Bushfire-Prone Areas* can be found at: <http://wadic.org.au/>; download the [Bushfire Guide 2012 PDF](#),
- James Hardie: <http://www.jameshardie.com.au/technical/application/external-cladding/>: scroll down the bottom of the page to download [Bushfire Areas Technical Supplement](#).

Luciano is happy to answer your questions. You can call him on 0448 194 917.

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