

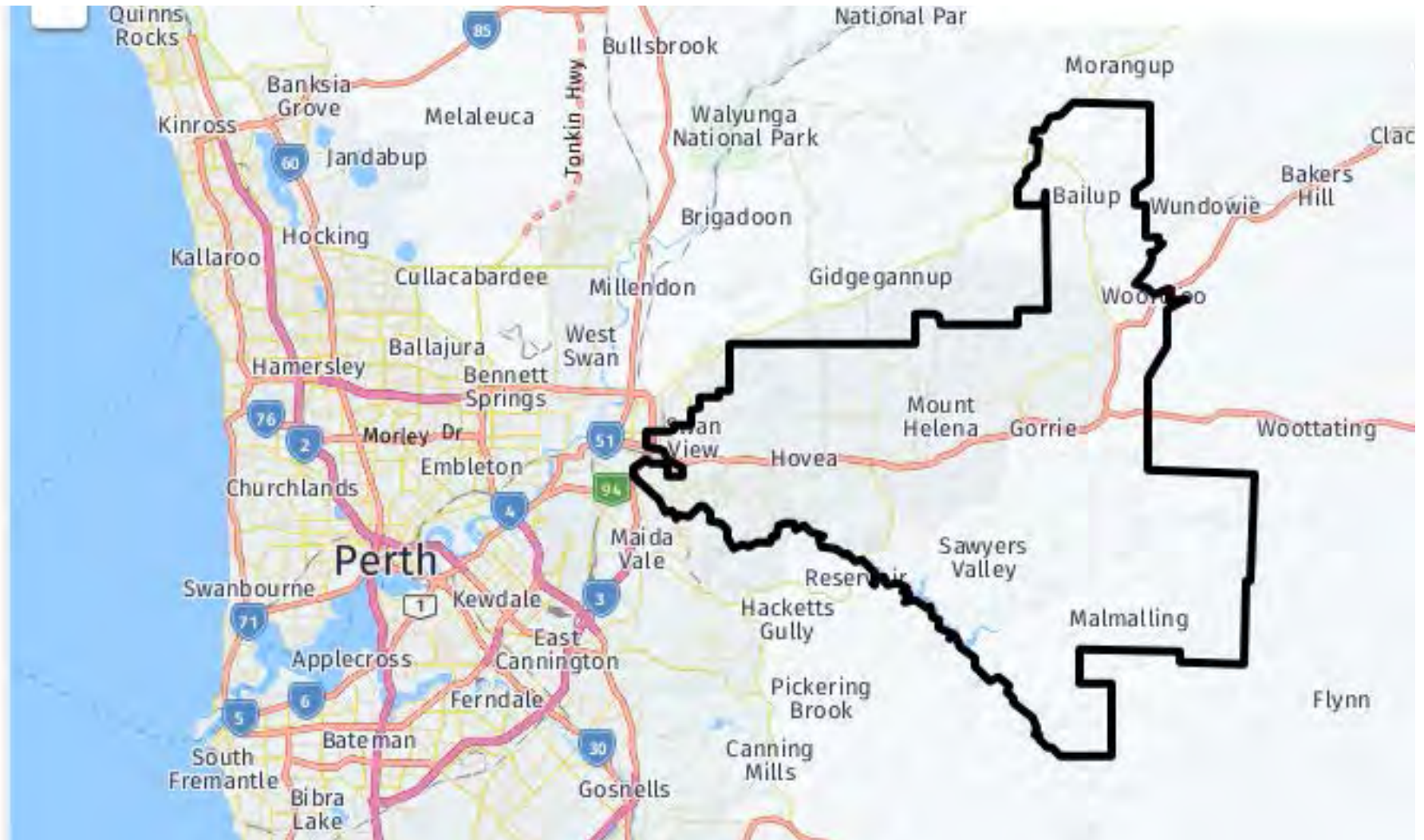
Bushfire Planning - Policy and Practice

A Local Government Experience

Oct 2020



About Mundaring

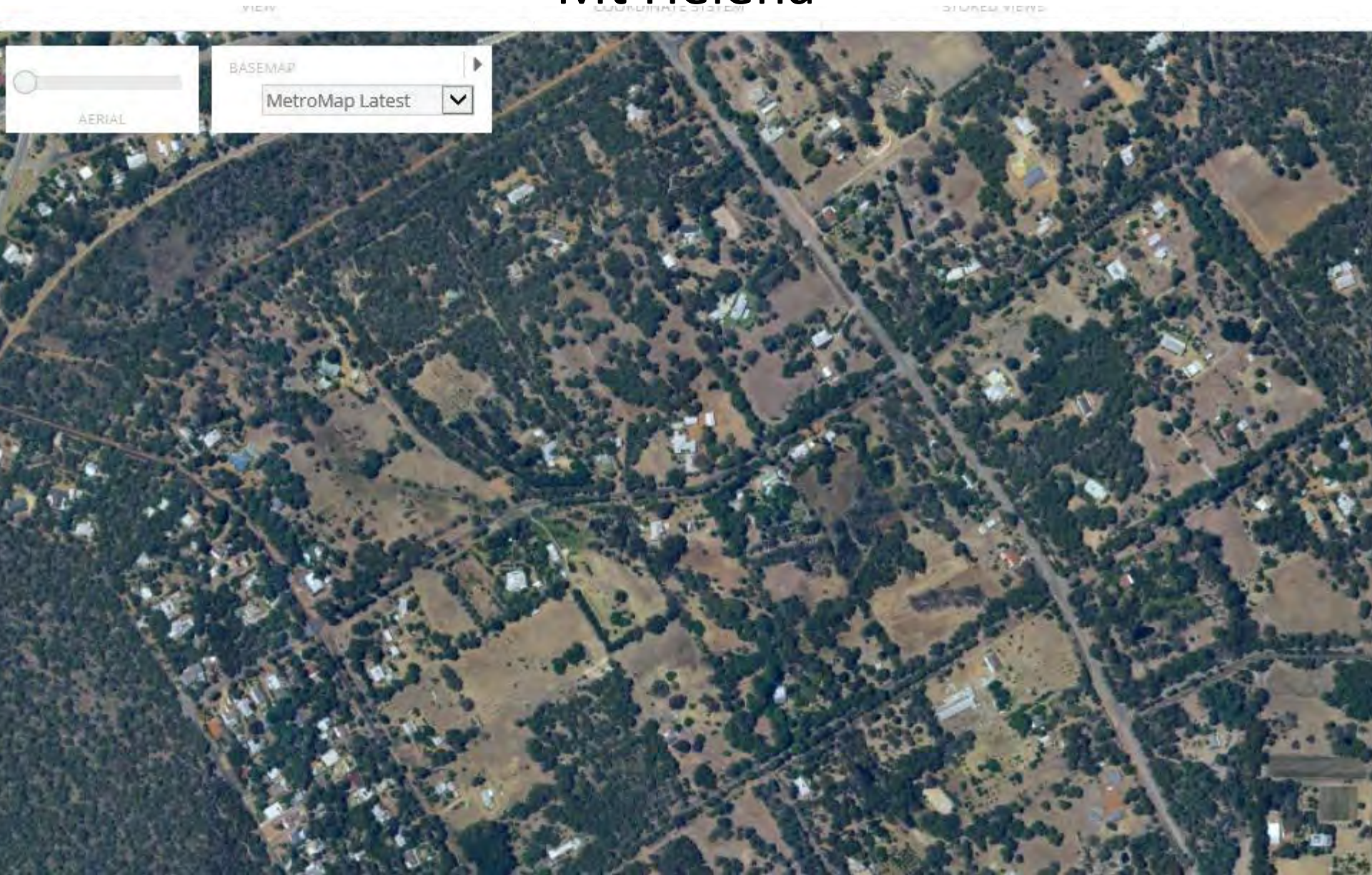


1979 - current Glen Forest



HOUSE	LOT	PARCEL	ASSESSMENT	RESERVE	OWNER	ROAD	BUILDING	HISTORIC LOT NUMBER	HISTORIC HOUSE NUMBER
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1979 - current Mt Helena



1979- current Parkerville



Challenges

- Historical rural residential subdivision;
- Ageing more vulnerable, isolated residents;
- Climate change – threat multiplier
- Bushfire risks / biodiversity risks are becoming more acute;
- 10% of good bush is on private land; 18% of private properties have a creeks or waterway;
- Resources are stretched – Social pressure - Responsibilities
V Rate Base (0.6p/h); pressure to reduce rates



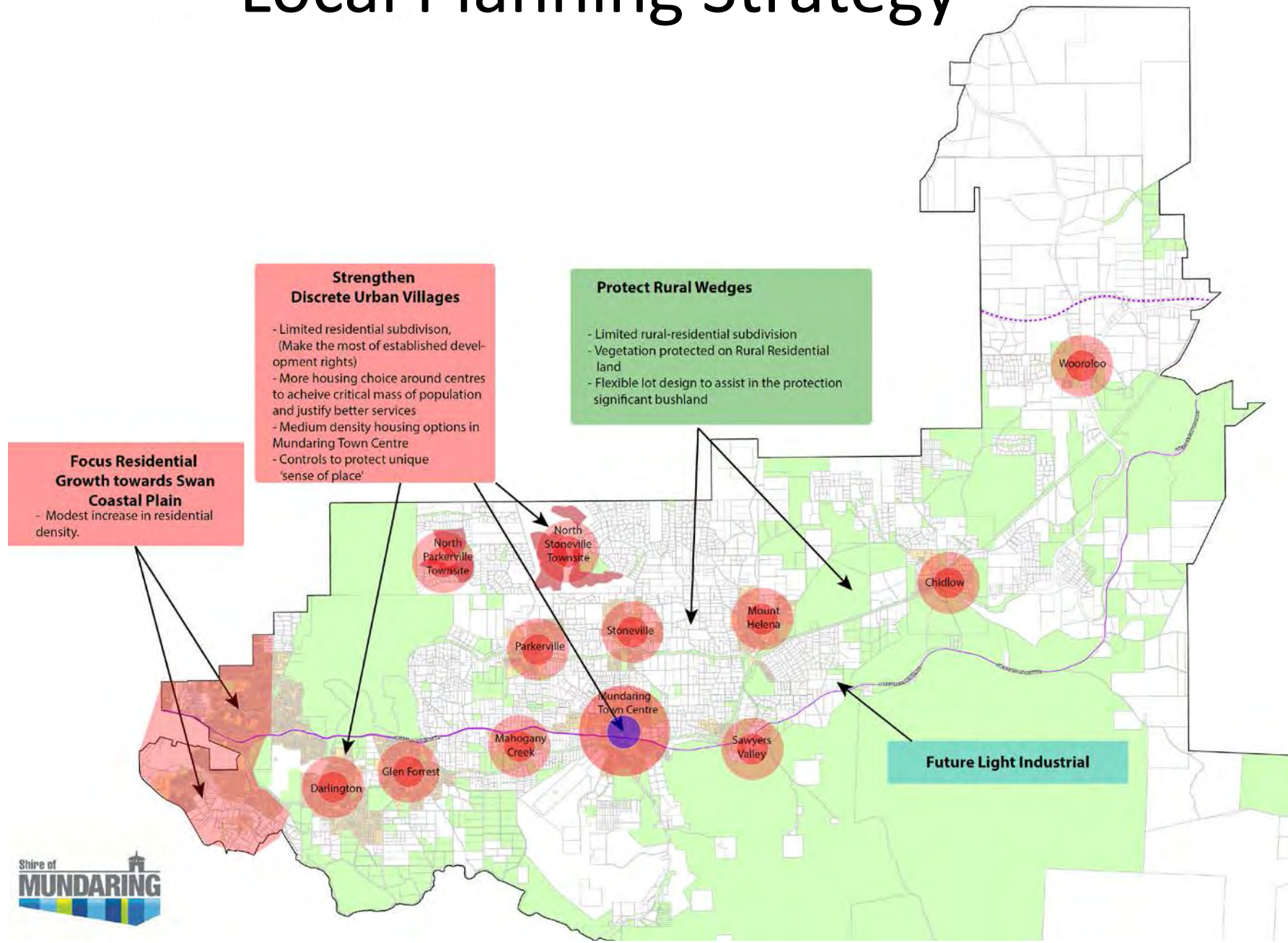
2013 bushfire

“volunteers and custodians are essential”

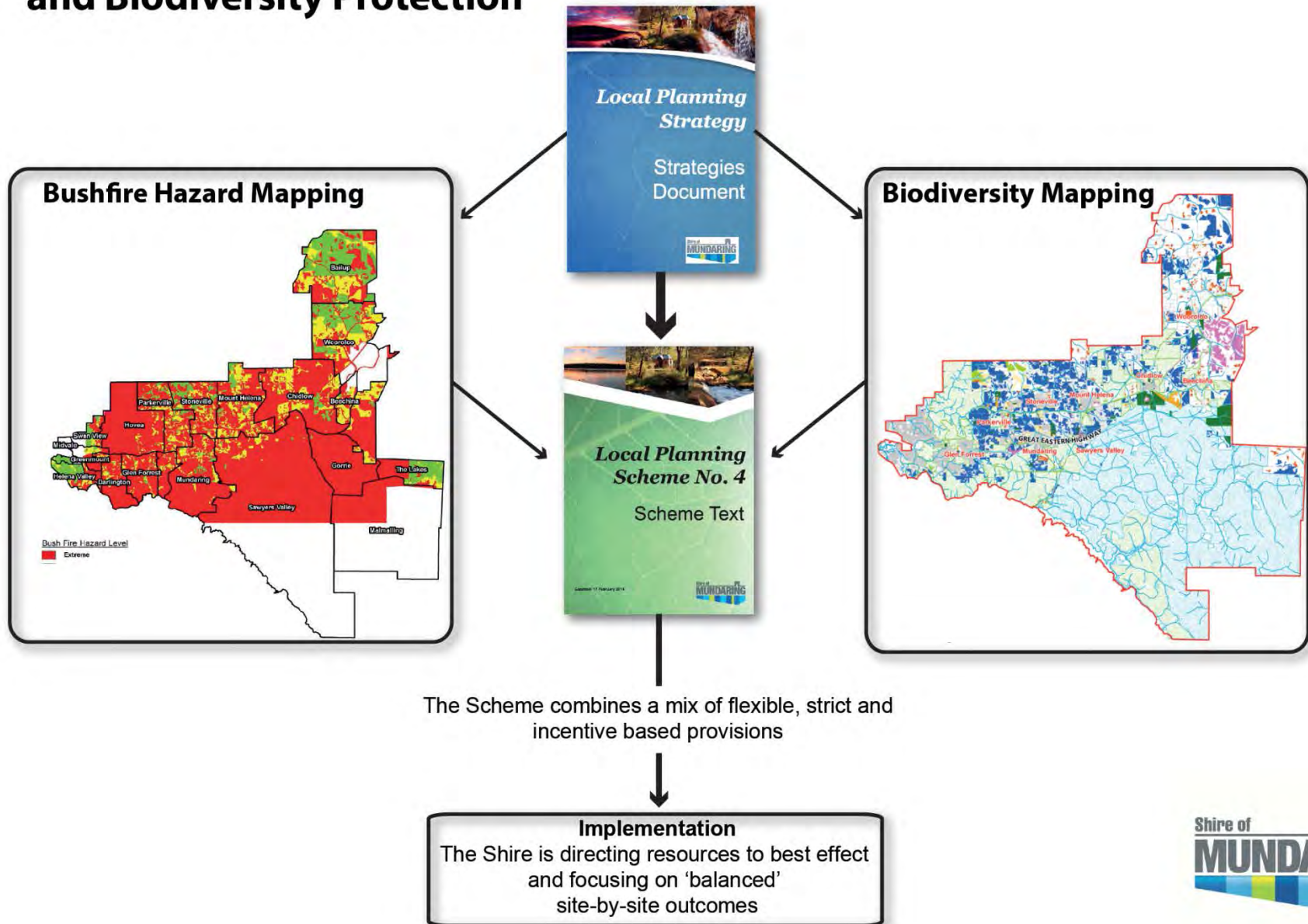
- Shire manages over 584 reserves (5% of crown reserves)
- 69% of the Shire remains natural area managed by other agencies (Multiple mgrs, POS/ROS, unauthorised logging, dieback, land-locked, residential interface issues)
- Roads (low density, extensive road network, many dead-ends);
- Evolving policy space;

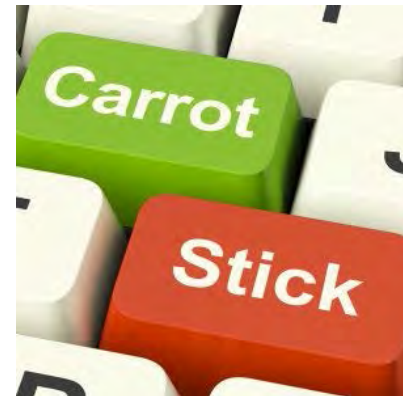
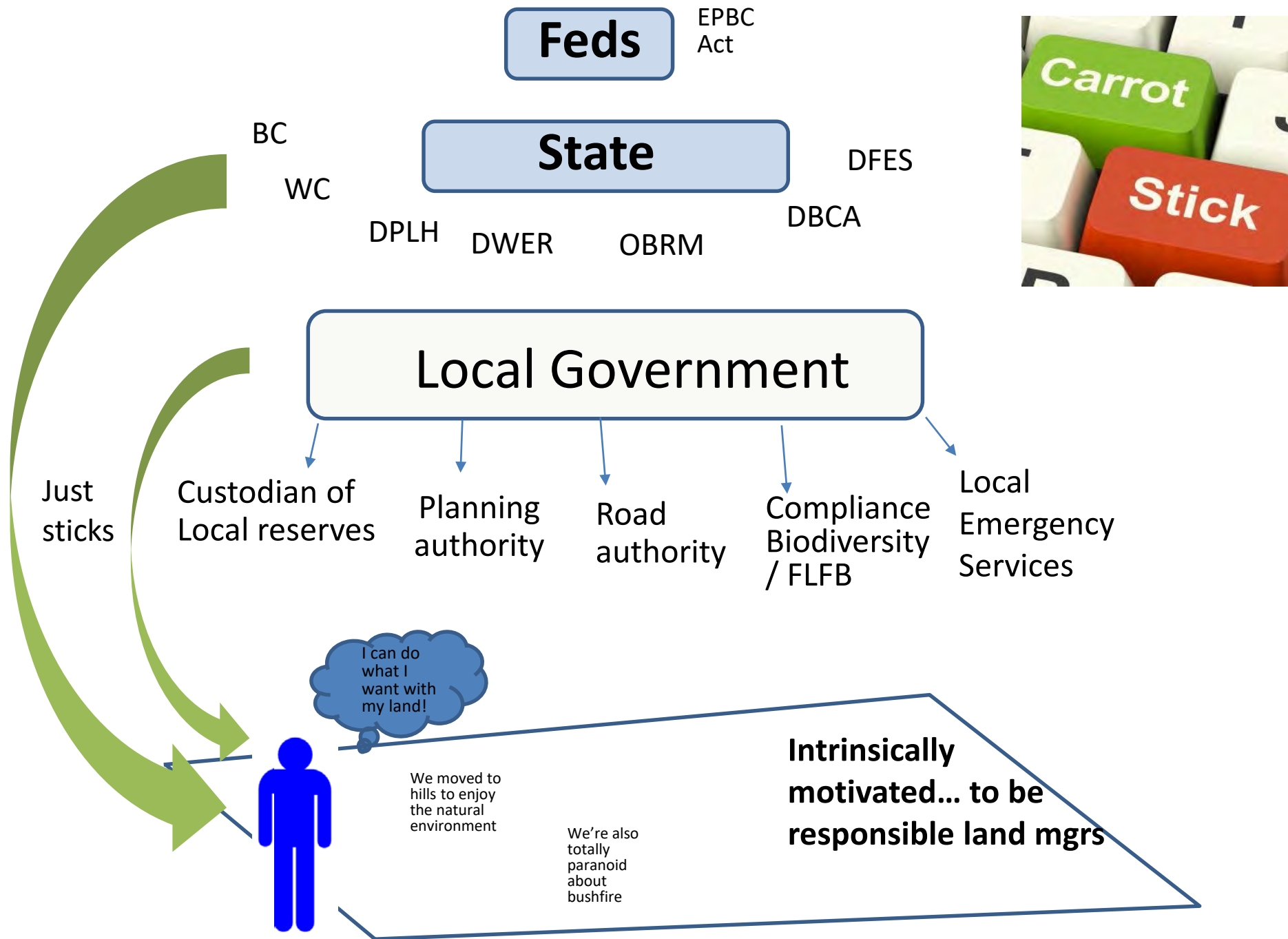


Local Planning Strategy



Achieving Bushfire Mitigation and Biodiversity Protection





Adversarial / or Constructive

Planning sets the battle lines for the resolution of conflicts between interests of **private property** and the prevailing '**public**' or '**community interests**'.

Planning law commentator, Malcolm Grant

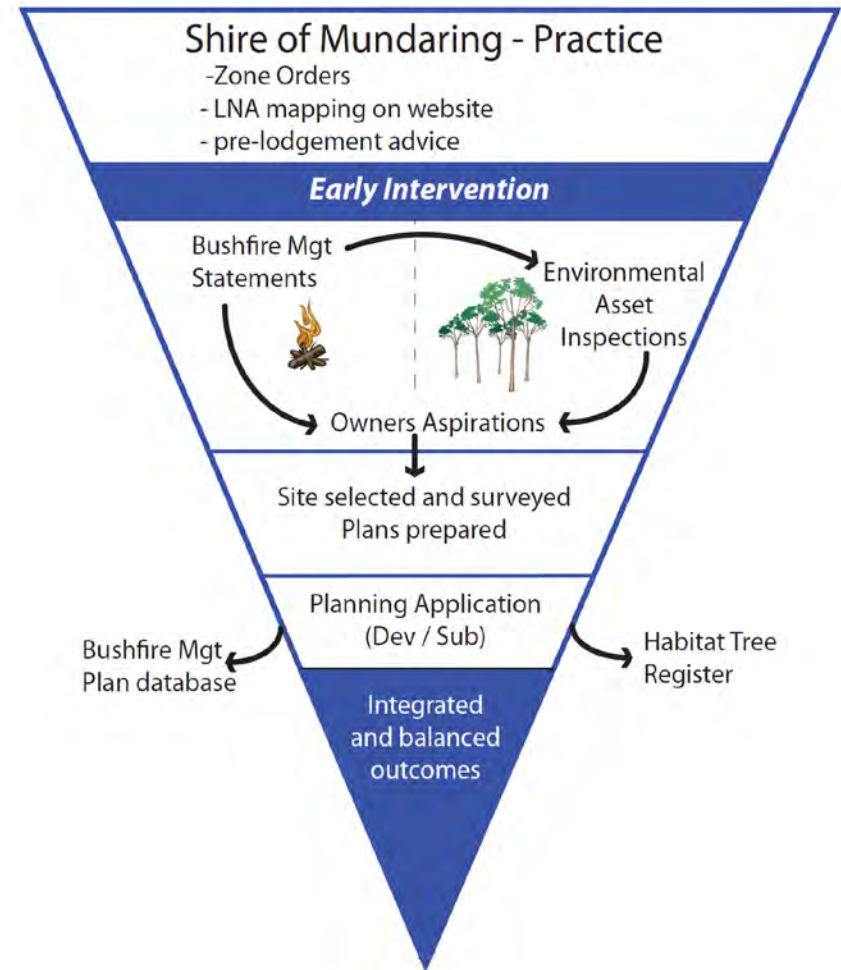
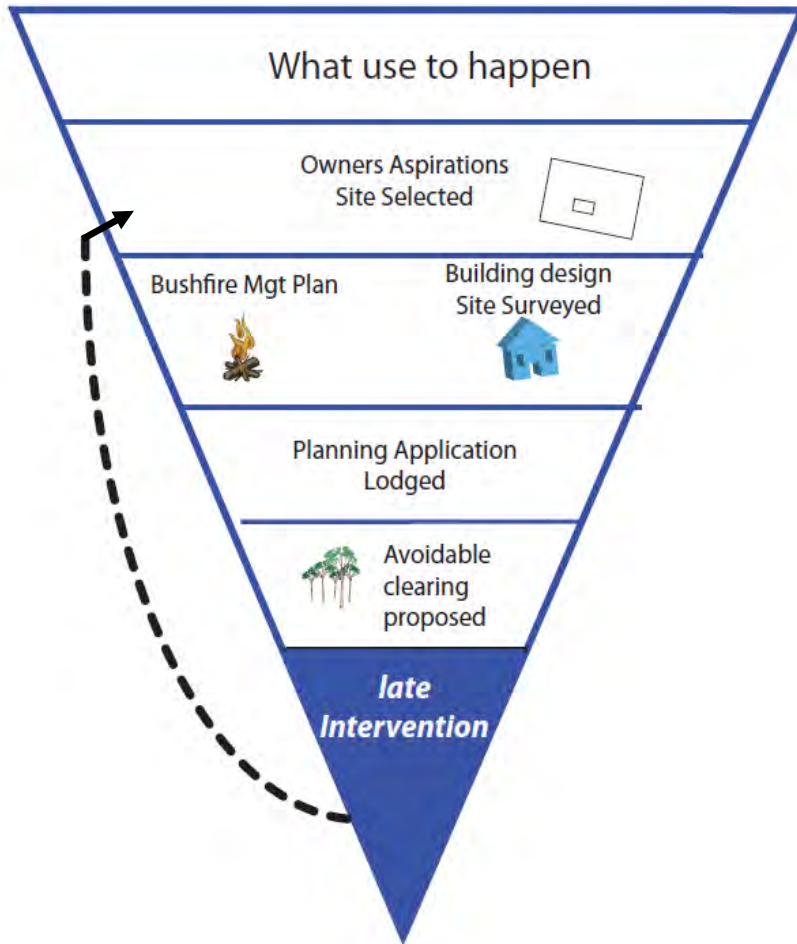
Sense of Solidarity



Consistent message



Early Intervention



Site and landowner specific



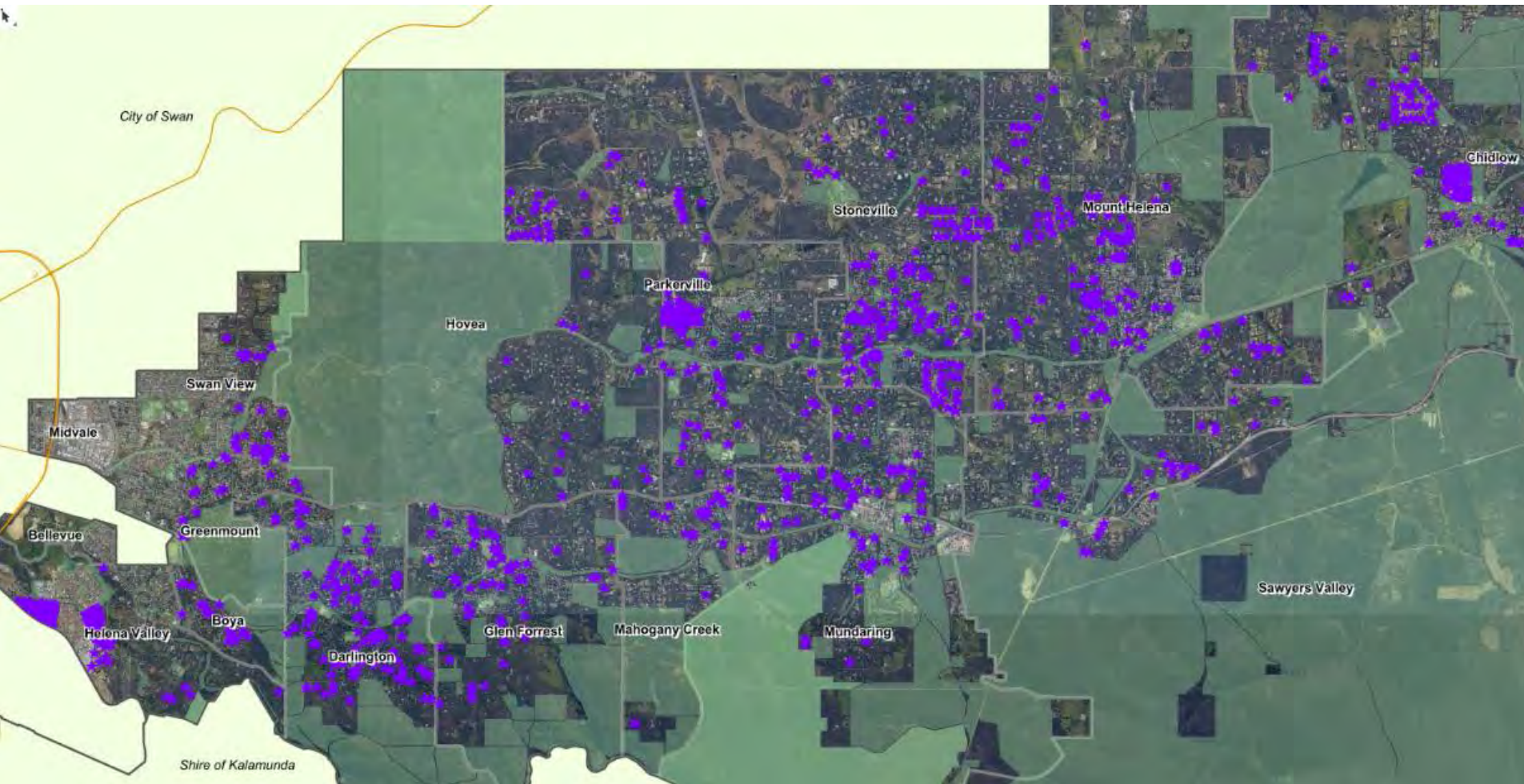
Habitat Tree Mapping



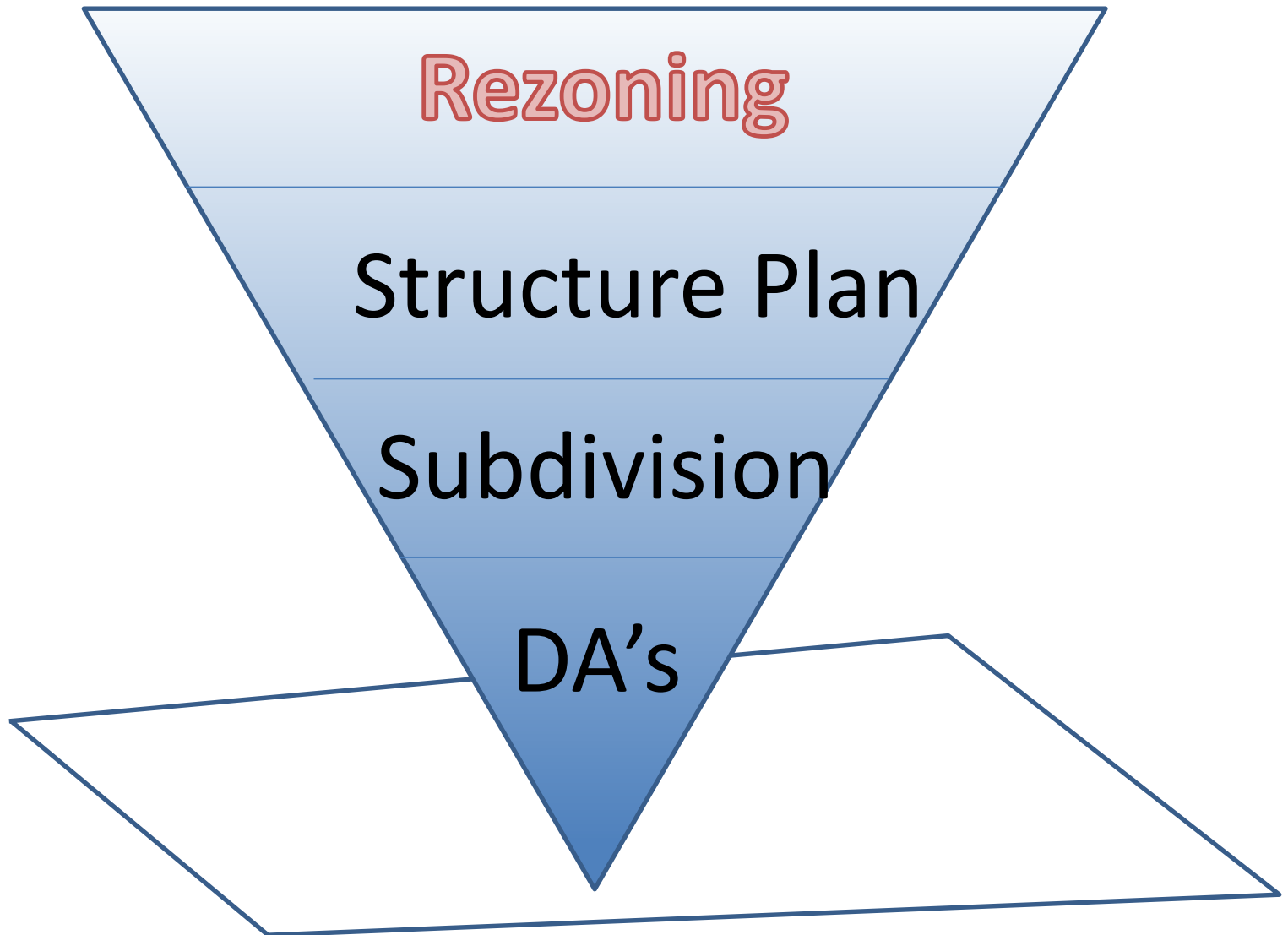
What is the best format to support a landowners ongoing mgt?



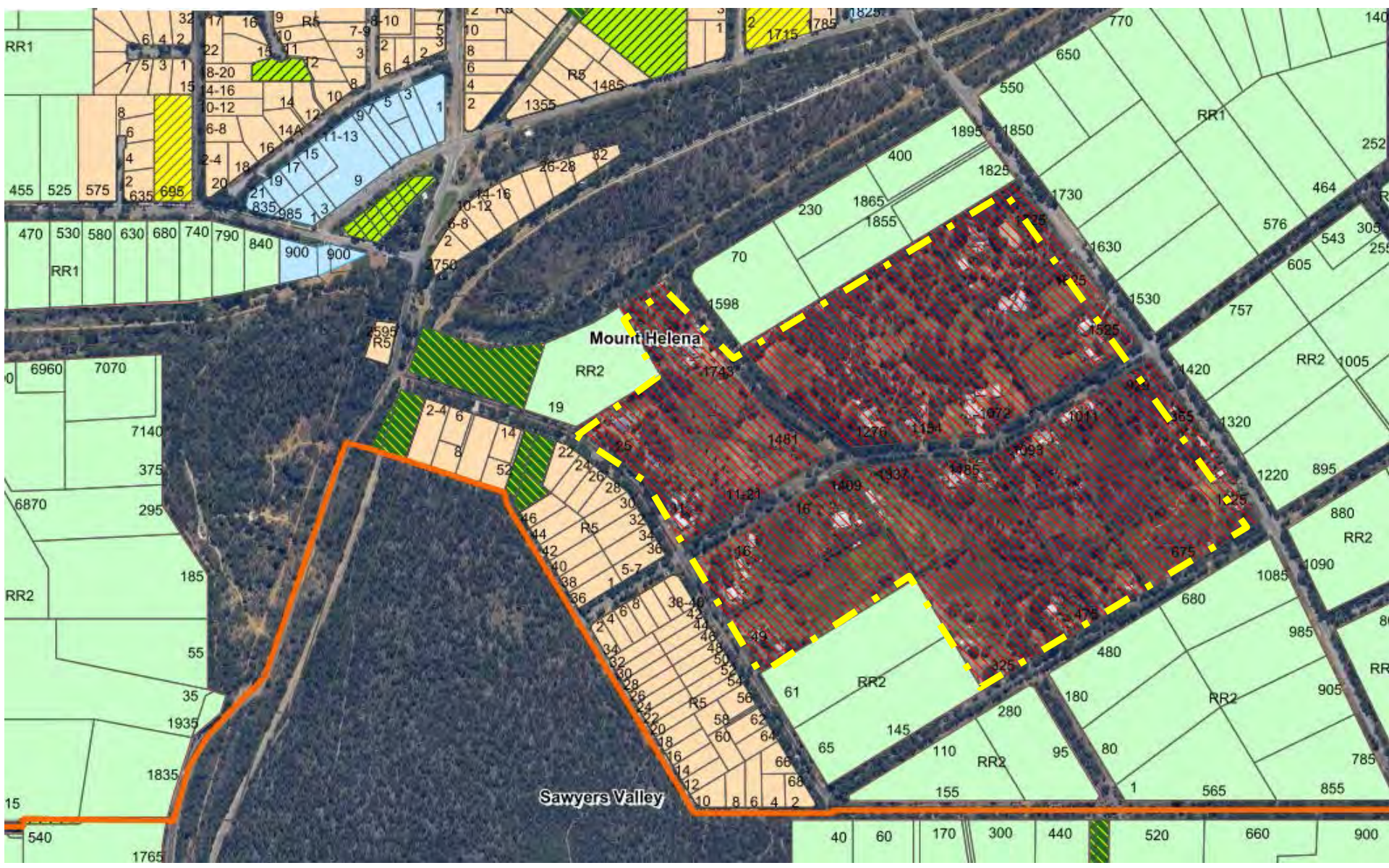
Bush Fire Management Statements since 2013



Practice



MRS Rezoning – Mt Helena



1. Bushfire Hazard
Assessment- Strategic

Legend

- Site Boundary
- Low Bushfire Hazard
- Moderate Bushfire Hazard
- Extreme Bushfire Hazard

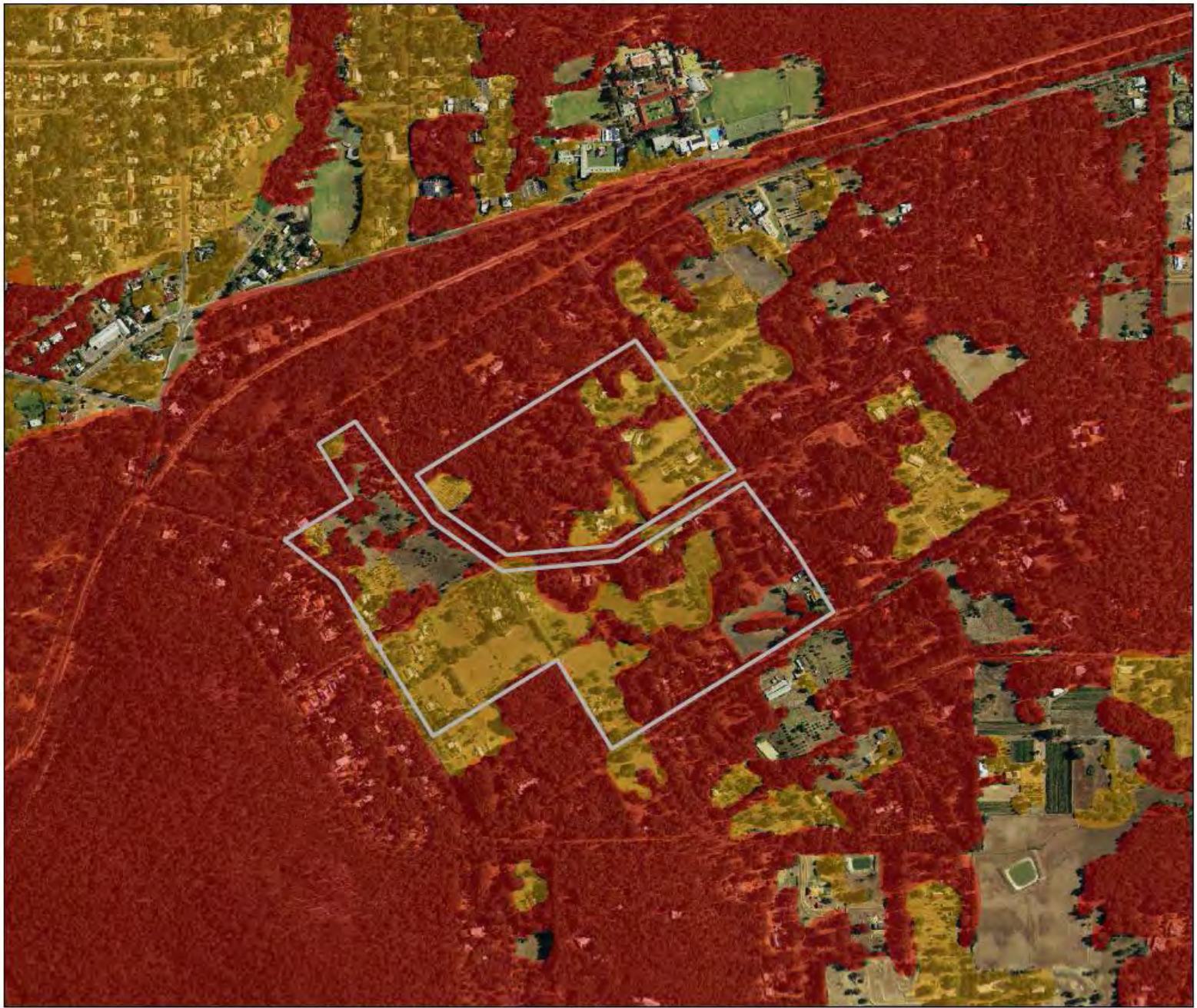
Locality



0 85 170 340
Meters



January 2014



Strategic Proposals

Have we got the order right?

Figure 7: Properties (green) to be designated a density range of R2-R5



Rezoning

Two different destination?



Given the proposal was located within an **isolated rural cell**, the **benefits to surrounding residents in regards to new access options would be negligible.**

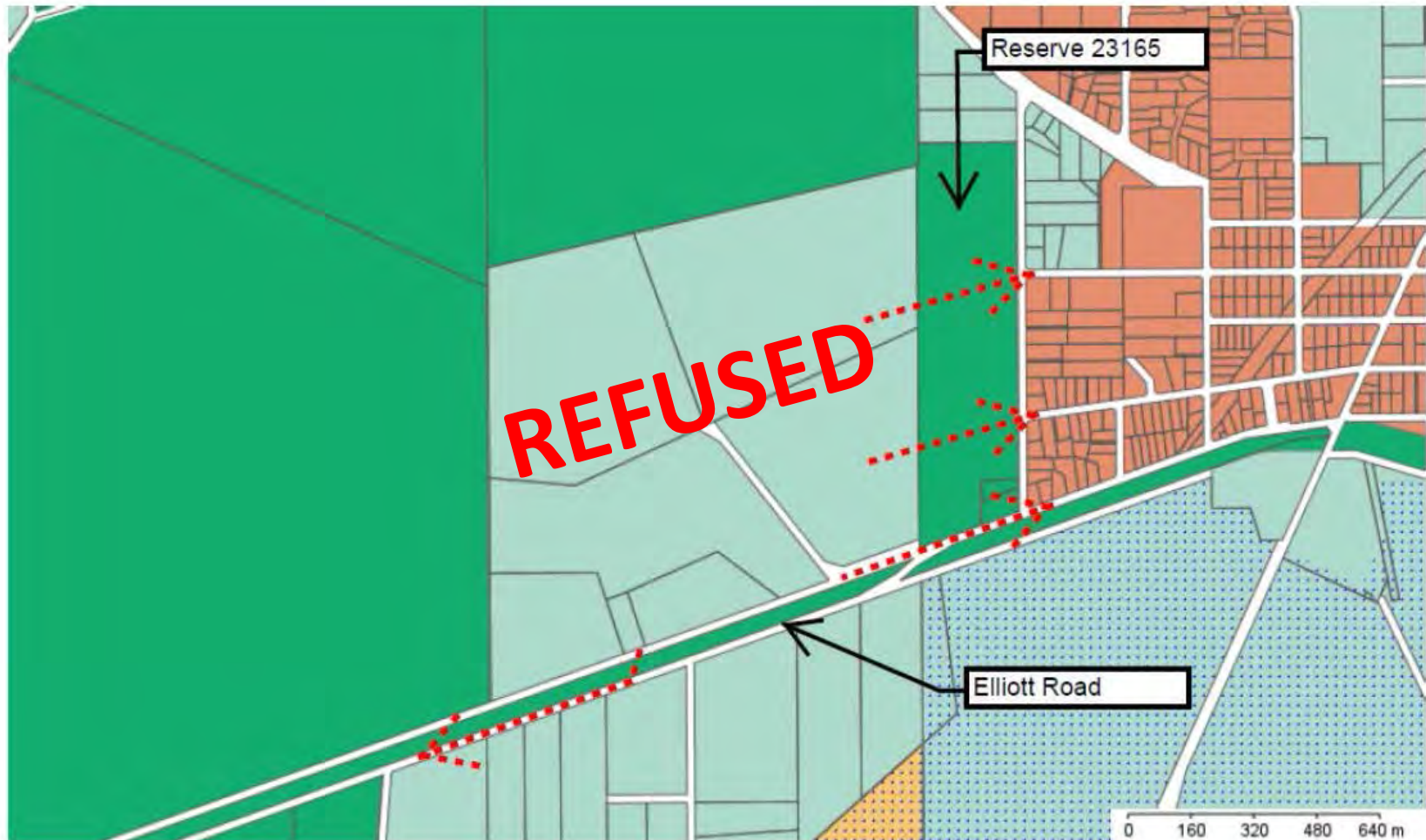
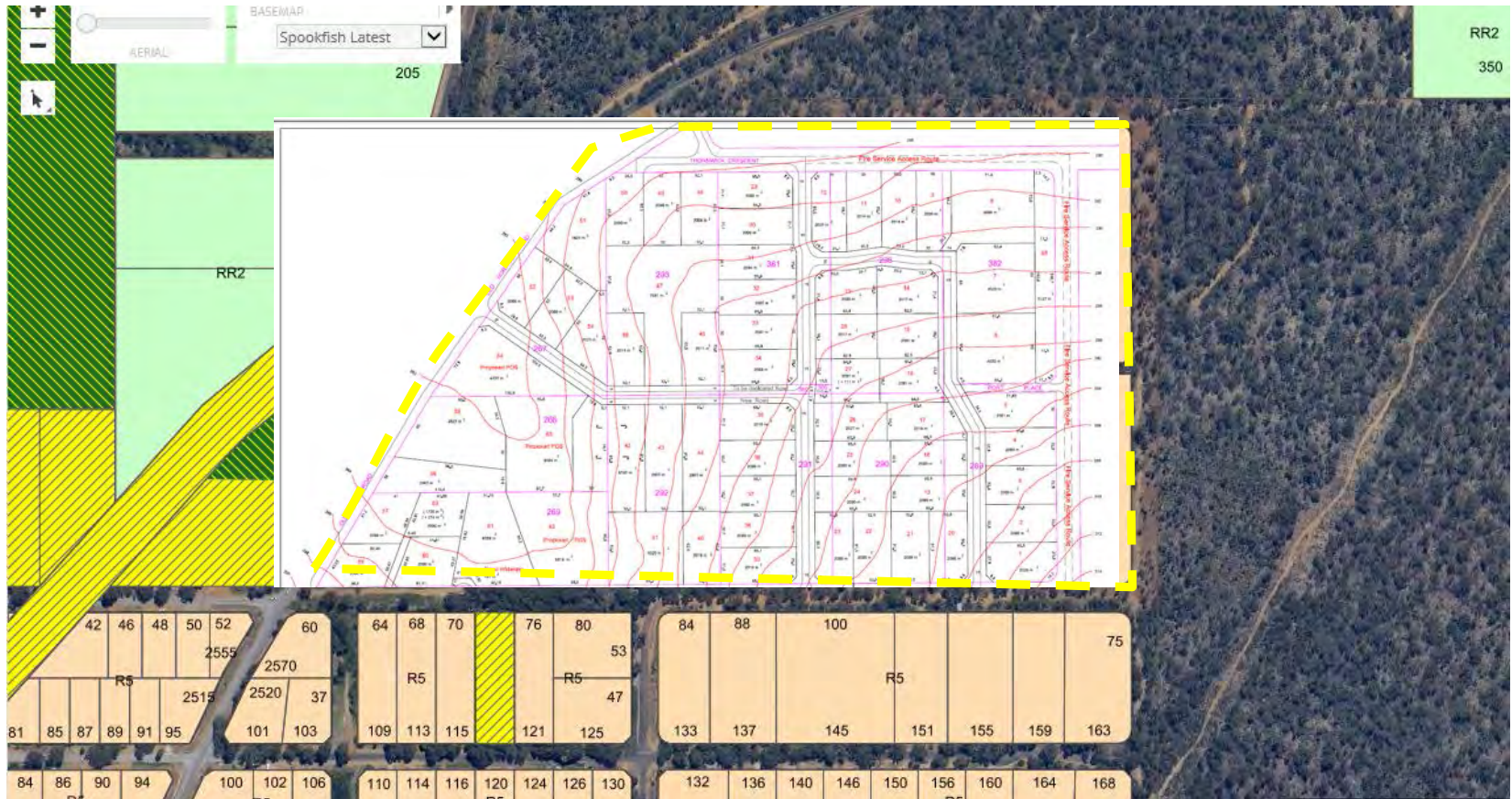


Figure 2. Possible access options.

Structure Plan 69 - Chidlow

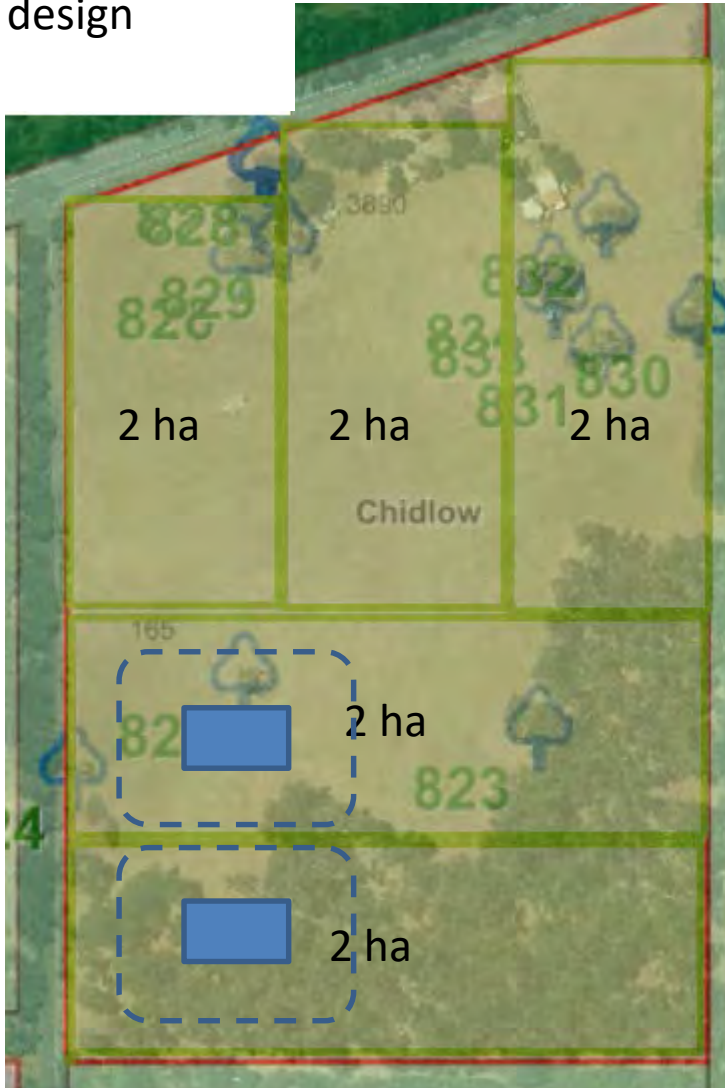


Statewest Planning
McDowell Affleck

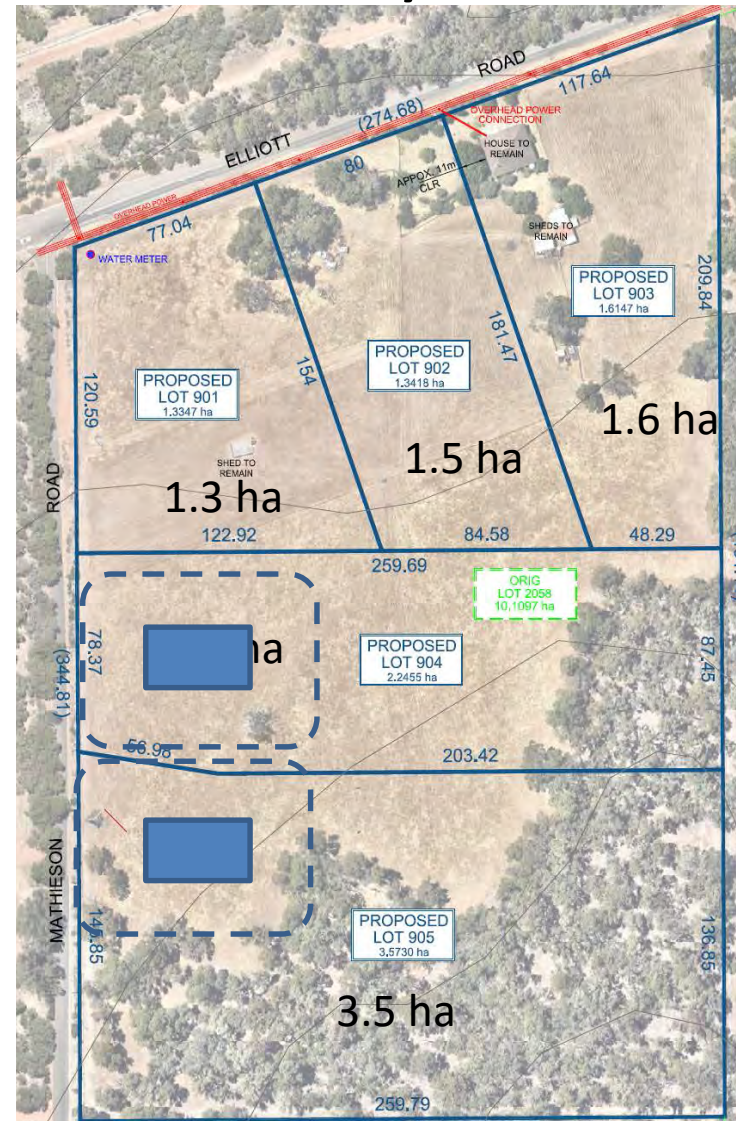


Lot size flexibility (normally RR2 = 2 ha min)

Traditional
design



APPROVED

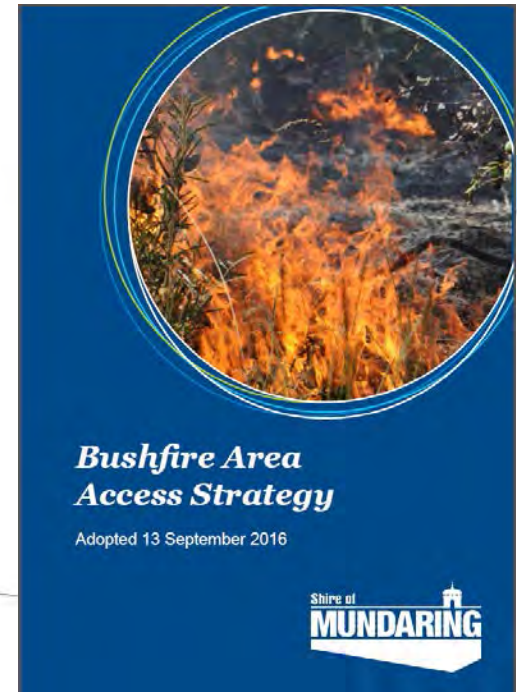
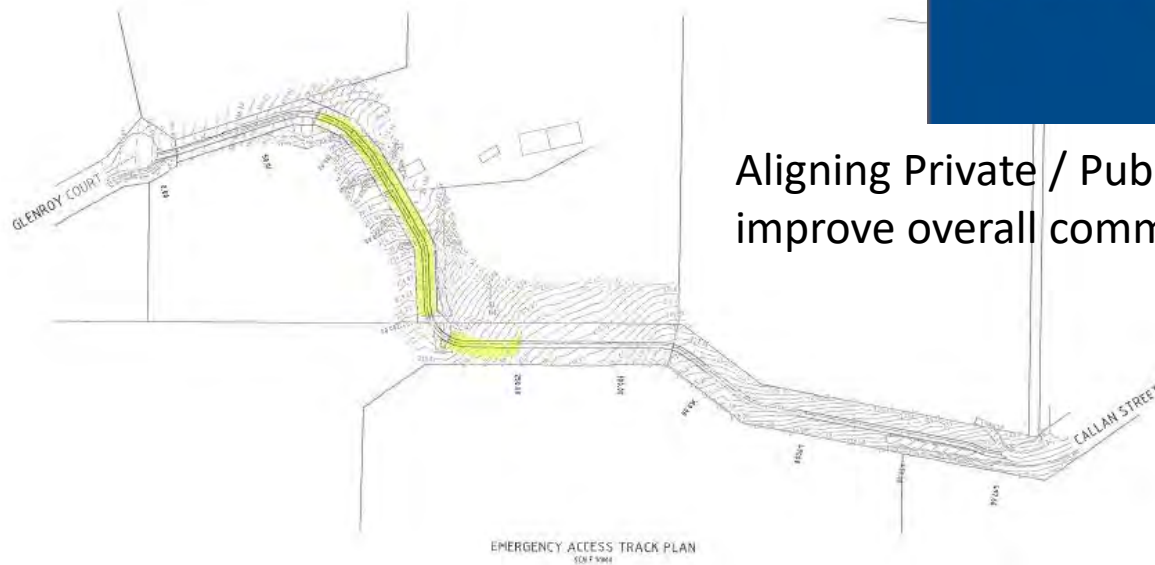


Legacy Issues

John
Forest
National
Park



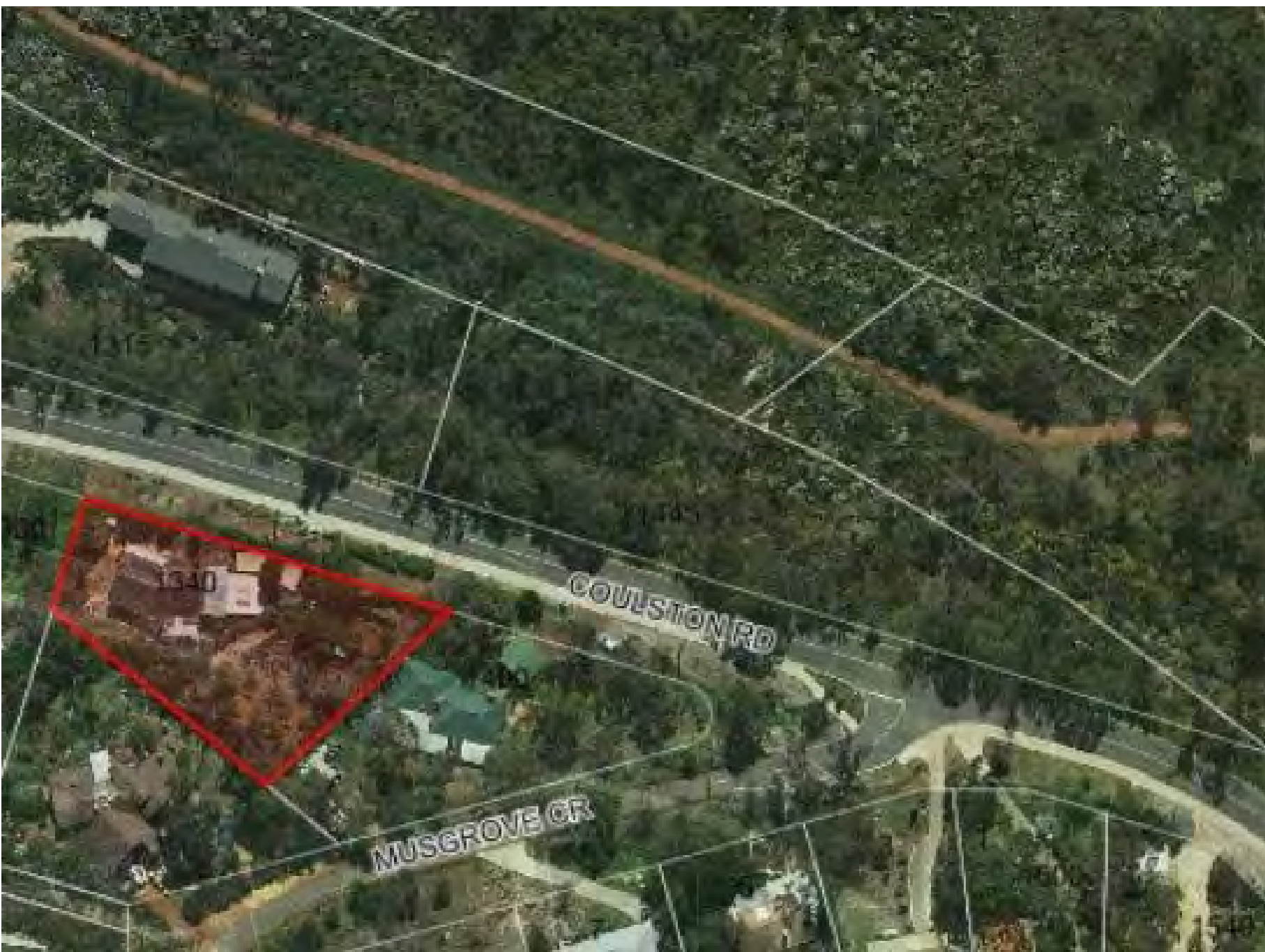
Bushfire Access Area Strategy



Aligning Private / Public spending to improve overall community safety

Impossible??!?









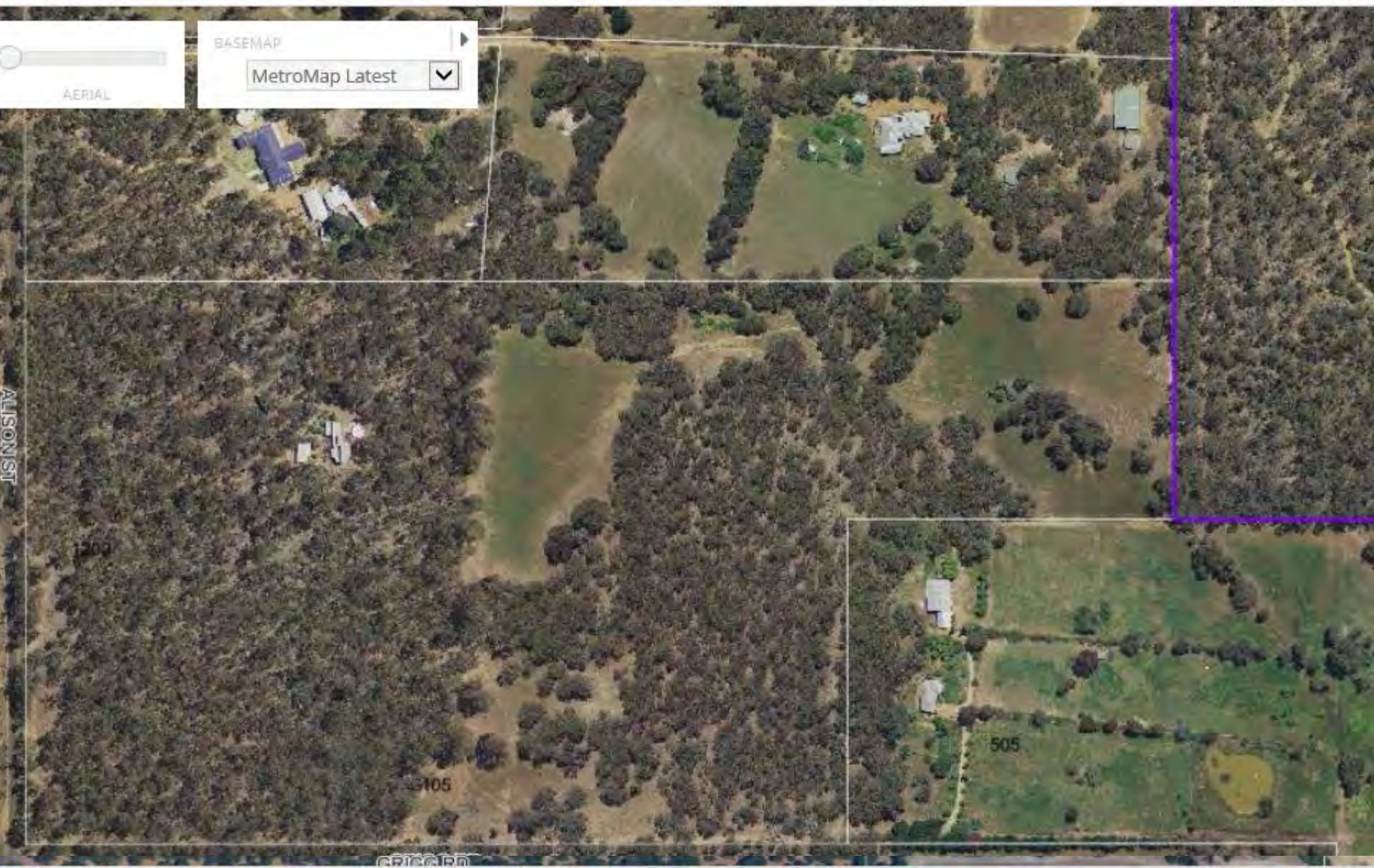
Tourism

Falls Road Amphitheatre

Sunseekers
Caravan Park



New - Holiday Accommodation



Self-sufficiency Family Day-Care - Vulnerable



Take away points -

- Cultivating a culture of sustained responsible management is critical – and informed and educated landowners need to be intrinsically motivated.
- Once informed, a landowner needs to be able exercise reasonable degree of autonomy on their site.
- Planners, Community Safety staff and environmental officers need to be on the same page and seek consistency across communicating FMP's and FLFB;
- Shire's Environmental Asset Inspections – help us 'moderate' the views and values of landowners early, this should be an expectation of the accreditation;
- The framework places too much emphasis on making a decision based 'existing' hazard levels;
- Fatal flaws regarding Bushfire and Biodiversity must be determined as high up in the cascading levels of planning approvals as possible;
Have we got the order right? Is a Hazard Assessment really enough?
- Holiday Accommodation – need options to exempt certain proposals from AS3959 – to promote more affordable and sustainable eco-tourism ventures