





PUBLIC CONSULTATION: DRAFT STATE PLANNING POLICY 3.7 BUSHFIRE AND PLANNING FOR BUSHFIRE GUIDELINES

SUMMARY OF KEY POLICY CHANGES

<p>CURRENT PLANNING FRAMEWORK</p>	vs	<p>NEW PLANNING FRAMEWORK</p>
<ul style="list-style-type: none"> • Outdated government department references and agency roles and responsibilities. • Outdated references to other legislation and policy instruments. • Does not provide in-depth information for consideration at each planning stage. • Includes reference to some seldom-used, technically complex processes. • The entire lot needs to address SPP 3.7 if any portion is designated bushfire prone. 	<p>Key content changes and additions</p> 	<ul style="list-style-type: none"> • Stronger emphasis on considering bushfire early in the planning stages. • Restructure clarifies provisions to be considered at each planning stage. • An outcomes-based approach to facilitate improved flexibility and ability to satisfy requirements where the acceptable solutions cannot be achieved, especially where there are site and/or environmental constraints. • Clearer guidance included on the preparation of bushfire management plans. • More detailed guidance on environmental and design considerations. • A new methodology to assess the broader landscape to demonstrate Element 1: Location. • Provisions respond to different categories on the Map of Bush Fire Prone Areas (i.e. Area 1 and Area 2). • New section on non-residential development provides information for commercial/industrial/community development. • New bushfire protection measures and guidance to assist where development is within Bushfire Attack Level (BAL)-40 or BAL-Flame Zone (BAL-FZ). • Only the proposed lot(s) within a strategic planning proposal, which are designated as bushfire prone, need to address SPP 3.7. • New provisions for an existing dwelling (or lot), when the dwelling is being retained as part of a subdivision. • Updated referencing and terminology for technical processes, and agency roles and responsibilities.
<p>CURRENT FRAMEWORK</p>	vs	<p>NEW FRAMEWORK</p>
<ul style="list-style-type: none"> • Current mapping does not provide a nuanced response to levels of risk between urban and vegetated areas. • Mapping updates are suggested by local government and requires resourcing. • Current mapping is binary. • Applies to most of the State. 	<p>Mapping</p> 	<ul style="list-style-type: none"> • Different policy responses for proposals within Area 1 and Area 2 on the Map of Bush Fire Prone Areas. • Four-month transition period will be retained. • New draft Map introduces Area 1 for locations that satisfy criteria for an urban built-up area, presenting less risk to life and/or property than Area 2 in the event of a bushfire.
<p>CURRENT FRAMEWORK</p>	vs	<p>NEW FRAMEWORK</p>
<ul style="list-style-type: none"> • Complex and lengthy policy. • Less than satisfactory connection and cross-references between the SPP and guidelines. 	<p>Structural arrangements</p> 	<ul style="list-style-type: none"> • A clearer focus on strategic planning and decisions under the <i>Planning and Development Act 2005</i>. • Policy is focused on what land use planning can deliver in terms of bushfire mitigation measures and protection for each planning stage.
<p>CURRENT FRAMEWORK</p>	vs	<p>NEW FRAMEWORK</p>
<ul style="list-style-type: none"> • Inconsistent drafting style. • Inconsistencies and content duplication. • Some existing measures are ambiguous and difficult to implement and/or quantify. 	<p>Drafting style</p> 	<ul style="list-style-type: none"> • Clear, modern writing style for consistent implementation. • Inclusion of planning outcomes and principles to guide discretion in decision-making and to provide line-of-sight from policy outcomes to policy measures through to guideline content.



EXPLANATORY NOTE



- Wording of measures is direct, and the responsibilities and/or requirements of each stakeholder are clear.
- Policy content is concise with a clear delineation between what is relevant at different planning stages.