

STATUTORY PLANNING FACTSHEET

Bushfire Overlay

This information sheet provides guidance if your site falls within the Land Subject to Inundation Overlay in the Mitchell Planning Scheme. A planning permit may be required if your proposed works are located within this overlay area.

To determine if your site is in an Inundation Overlay, search for your address on the [VicPlan website](#).

What is the Bushfire Management Overlay?

The Bushfire Management Overlay identifies areas that are within proximity to a bushfire hazard. You will need a bushfire management statement and plan prepared to demonstrate how the land will be managed to minimise risk associated with bushfire.

What are the main considerations of the Bushfire Management Overlay?

This overlay seeks to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. The following factors are considered in the assessment process:

- Any comments from Country Fire Authority.
- Identifying areas prone to bushfire.
- Applying design, siting and subdivision standards in bushfire prone areas.
- Ensure that use and development include adequate fire protection measures.

What information may be required in your planning application?

Council requires certain information to be provided with your application in order to properly assess it.

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to the overlay.

If you are applying for a planning permit and your property is subject to a Bushfire Overlay, it is important that you also provide the following documentation with your application:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).
3	A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development (unless otherwise specified).



4	A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard (unless otherwise specified).
5	A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective (unless otherwise specified).

Other things to consider

An application to construct or carry out works with in the overlay is referred to Country Fire Authority.

Contact Us

Send us an email mitchell@mitchellshire.vic.gov.au

Give us a call [\(03\) 5734 6200](tel:(03)57346200) (option 3)
Monday to Friday, 9.00am – 5pm

Visit a planner Planning and Building Services Office
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