

media release



MASTERS OF OUR INDUSTRY

Master Builders Association of Victoria
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Master Builders calls for more consultation on Bushfire Prone Area mapping

The Master Builders Association of Victoria is calling for the State Government to open industry consultation on the mapping of designated Bushfire Prone Areas amid concerns the process has been rushed.

Master Builders' Deputy Executive Director Radley de Silva said that the recently released maps, based on the Bushfire Royal Commission's recommendations, were excessive in light of the actual bushfire risk and would add between \$5,000 and \$7,000 to the cost of building a home. This is more than double the State Government's own estimates.

"Master Builders supports the Royal Commission's findings however we are concerned the lack of industry consultation and rushed process will lead to unnecessarily increased house building costs for many Victorians," Mr de Silva said.

"There needs to be a common sense approach. Victoria is already facing a housing affordability crisis and this flawed mapping will only exacerbate that." he said.

On the new maps, only eight of Victoria's 79 municipalities do not have designated bushfire prone areas: Melbourne, Yarra, Maribyrnong, Moonee Valley, Darebin, Boroondara, Stonnington, Glen Eira, Moreland, Port Phillip and Bayside. Due to grasslands now being considered as danger zones, most growth areas will now be considered Bushfire Attack Level (BAL) 12.5 or above and will need to meet the subsequent costly building regulations.

The mapping has captured some bizarre sites including:

- Parts of the Dandenong town centre;
- Residential property at Hodgkinson Street in Bendigo – which is two minutes from the CBD and several kilometres from bushland;
- Residential subdivisions in Wodonga that are more than 500 metres from vegetation; and,
- Lakes in the Ballarat area, including one in central Ballarat.

"Regional and growth areas are the only possible entry point for many aspiring home owners yet these regulations are making it even more costly and difficult for them to afford a home," Mr de Silva said.

"We are calling on the State Government to properly consult with the building industry so that we can achieve the best possible outcome for everyone."

Go to the new Bushfire Prone Area Maps to see how your municipality will be affected:

<http://www.dpcd.vic.gov.au/planning/plansandpolicies/bushfire-planning-and-building/planning-and-building-for-bushfire/bushfire-prone-area-maps>

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