

Smarter bushfire protection measures for single dwellings

OCTOBER 2017

Smarter bushfire protection measures for single dwellings have been preset in some locations.

Using preset bushfire protection measures will make the planning permit application process simpler and faster.

If you use this process you will not need to obtain an individual Bushfire Attack Level (BAL) assessment or prepare a bushfire management statement, and your application will not need to be referred to the CFA.

You do not have to use the preset bushfire protection measures. However an application that does not meet all of the preset bushfire protection measures will be assessed through the standard BMO process.

Applying for a planning permit using preset bushfire protection measures

If your property is in a schedule to the Bushfire Management Overlay (BMO), you can use a streamlined application process if you want to build or extend a single dwelling.

There are three steps:

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| STEP 1 | Find out if your land is in a Bushfire Management Overlay schedule and if you need a planning permit. |
| STEP 2 | Prepare a planning permit application that includes a Bushfire Management Plan showing the information and preset bushfire protection measures specified in the schedule. |
| STEP 3 | Discuss with council and lodge your application. |

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| STEP 1 | Find out if your land is in a Bushfire Management Overlay schedule and if you need a permit |
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Do I need a planning permit?

The BMO includes some exemptions from applying for a planning permit. You should check with your local council if an exemption applies. The most common exemption for single dwellings is:

- An alteration or extension to an existing dwelling that is less than 50% of the existing floor area.

Use [Planning Maps Online](#) or contact your council to find out if your land is in a schedule to the BMO and the schedule number. The schedule will be noted as BMO1, BMO2, BMO3, or BMO4.

Note your BMO Schedule No.:

STEP 2

Prepare a planning permit application that includes a Bushfire Management Plan showing the information and preset bushfire protection measures specified in the schedule

The bushfire protection measures are detailed below. Use the checklist to mark all items that apply to your property.

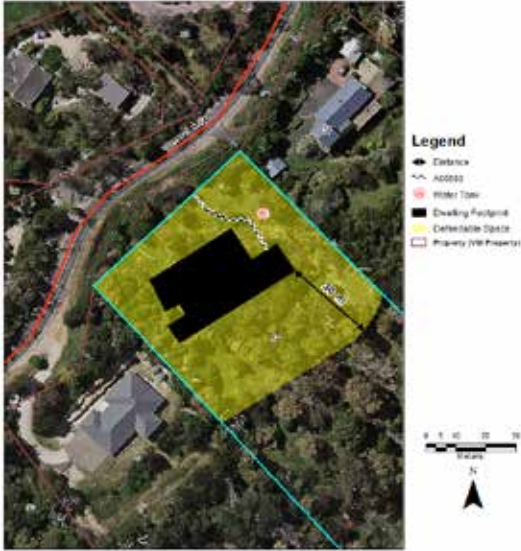
| Bushfire Protection Measure | Condition | | | | Checklist | |
|---|--|--------------------------|--------------------------|--|--------------------------|--------------------------|
| Building Construction Standard | BAL required for dwelling BAL-12.5 | | | | <input type="checkbox"/> | |
| | BAL required for dwelling BAL-19 | | | | <input type="checkbox"/> | |
| | BAL required for dwelling BAL- 29 | | | | <input type="checkbox"/> | |
| Defendable space | Defendable space is to be provided around the dwelling for: <ul style="list-style-type: none"> • 30 metres around the dwelling • If 30 metres cannot be provided onsite it must be provided to the property boundary Defendable space is managed in accordance with the following requirements: <ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level. | | | | <input type="checkbox"/> | |
| | The canopy of trees must be separated by at least 2 metres. | | | | <input type="checkbox"/> | |
| | The canopy of trees must be separated by at least 5 metres. | | | | <input type="checkbox"/> | |
| Static water supply and fittings | Lot size (m²) | Hydrant available | Capacity (litres) | Fire authority fittings and access required | Checklist | |
| | Less than 500 | Not applicable | 2,500 | No | | <input type="checkbox"/> |
| | 500-1,000 | Yes | 5,000 | No | | <input type="checkbox"/> |
| | 500-1,000 | No | 10,000 | Yes (see below) | | <input type="checkbox"/> |
| | 1,001 and above | Not applicable | 10,000 | Yes (see below) | | <input type="checkbox"/> |

| | | |
|---|---|---------------------------------|
| <p>Static water supply and fittings (cont.)</p> | <p>Design requirements</p> <p>Unless otherwise agreed in writing by the relevant fire authority, the water supply must:</p> <ul style="list-style-type: none"> • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Be provided with an outlet for occupant use. <p>Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:</p> <ul style="list-style-type: none"> • Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA. • Be located within 60 metres of the outer edge of the approved building. • The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting). • Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling). | <p><input type="checkbox"/></p> |
| <p>Access for fire fighting</p> | <p>Vehicle access (or part thereof) of a length specified below implements the design and construction requirements specified.</p> | |
| <p>Length of access is...</p> | <p>Requirements</p> | |
| <p>Less than 30 metres</p> | <p>Where fire authority access to the water supply is required, fire authority vehicles must be able to get within 4 metres of the water supply outlet.</p> <p>There are no other design and construction requirements.</p> | <p><input type="checkbox"/></p> |
| <p>Greater than 30 metres</p> | <p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> • All weather construction • A load limit of at least 15 tonnes • Provide a minimum trafficable width of 3.5 metres • Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. • Curves must have a minimum inner radius of 10 metres. • The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. • Dips must have no more than a 1-in-8 (12.5% / 7.1°) entry and exit angle. | <p><input type="checkbox"/></p> |
| <p>Greater than 100 metres</p> | <p>In addition to the above requirements:</p> <ul style="list-style-type: none"> • A turning area for fire fighting vehicles must be provided close to the building by one of the following: <ul style="list-style-type: none"> • A turning circle with a minimum radius of 8 metres • A driveway encircling the dwelling • The provision of other vehicle turning heads – such as T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle. | <p><input type="checkbox"/></p> |
| <p>Greater than 200 metres</p> | <p>In addition to the above requirements:</p> <ul style="list-style-type: none"> • Passing bays must be provided at least every 200 metres. • Passing bays must be a minimum 20 metres long with a minimum trafficable width of six metres. | <p><input type="checkbox"/></p> |
| <p><i>Note: A hydrant is available if it is located within 120 metres of the rear of the building.</i></p> <p><i>Note: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.</i></p> | | |

Example of a Bushfire Management Plan

The preset bushfire protection measures in the schedule (shown in the previous checklist) must be shown on a plan and submitted with your permit application.

Bushfire Management Plan – 43 Gumnut Drive, Wattleton



Legend

- Dwelling Footprint
- Defendable Space
- Water Tank
- Priority Fire Response

Bushfire Mitigation Measures

a) Defendable Space
Defendable space is provided for a distance of 30m around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

- Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL - 29.

c) Water Supply
The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access
The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 °) with a maximum grade of no more than 1 in 5 (20%) (11.3 °) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

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Version No.: 1

Date: 19 July 2017

A template for applicants to use is available at www.planning.vic.gov.au/bmo.

STEP 3 Discuss with council and lodge your application

Before preparing the final documents and lodging an application, complete the bushfire management plan checklist and discuss your proposal with a council planning officer.

| Bushfire Management Plan Checklist | Checklist |
|--|--------------------------|
| The location of the dwelling and all other buildings on the site | <input type="checkbox"/> |
| The area to be managed for defensible space | <input type="checkbox"/> |
| Location of any hydrants within 120 metres of building | <input type="checkbox"/> |
| Access to the property | <input type="checkbox"/> |
| The dwelling constructed in accordance with the required bushfire attack level | <input type="checkbox"/> |
| The location of the static water supply | <input type="checkbox"/> |
| The size of the static water supply (in litres) | <input type="checkbox"/> |
| The plan must include written conditions that implement the required bushfire protection measures in accordance with this fact sheet | <input type="checkbox"/> |

The council planning officer will check that the bushfire management plan meets all of the requirements specified in the BMO schedule. If it does, your application does not need to be referred to the CFA.

If council approves a planning permit, the bushfire management plan is endorsed and becomes part of the planning permit.

If your application does not meet all of the preset bushfire protection measures required in the BMO schedule it will be assessed under the standard BMO process, including referral to the CFA.

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ISBN 978-1-76047-739-4 (pdf/online)

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