**Bushfire Management Statement**

PATHWAY 1 APPLICATION (Clause 53.02-3)

|  |
| --- |
| Note: This template **can only be used** for an application to construct a single dwelling or carry out works associated with a single dwelling in the Bushfire Management Overlay and which meets **all of the following requirements**: |
| * The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone |
| * There is only one dwelling on the lot |
| * The application meets all of the approved measure contained in Clause 53.02-3 |

**Property Address:** Click here to enter text.

**Applicant/Owner Name:** Click here to enter text.

**Date:** Click on arrow to select date of completion of bushfire management statement

**Prepared by:**

**Name:** Click here to enter text.

**Address:** Click here to enter text.

**Telephone:** Click here to enter text.

**Email:** Click here to enter text.

**Contents**

[Introduction 3](#_Toc527726013)

[Application Details 4](#_Toc527726014)

[Site Description 4](#_Toc527726015)

[Bushfire Hazard Assessment 5](#_Toc527726016)

[Bushfire Site Hazard Plan 6](#_Toc527726017)

[53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective 7](#_Toc527726018)

[Approved Measure (AM) 1.1 - Siting 7](#_Toc527726019)

[Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space 8](#_Toc527726020)

[Approved Measure (AM) 1.3 – Water Supply and Access 10](#_Toc527726021)

[Water Supply Requirement 10](#_Toc527726022)

[Access Requirement 11](#_Toc527726023)

[Attachment 1 – Site Photos 13](#_Toc527726024)

# Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

# Application Details

|  |  |
| --- | --- |
| **Municipality:** | Click here to enter text. |
| **Title description:** | Click here to enter text. |
| **Overlays:** | Click here to enter text. |
| **Zoning:** | Select Planning Scheme Zone |

# Site Description

|  |  |
| --- | --- |
| **Site shape:** | Click here to enter text. |
| **Site Dimensions:** | Click here to enter text. |
| **Site Area:** | Click here to enter text. |
| **Existing use and siting of buildings and works on and near the land:** | Click here to enter text. |
| **Existing vehicle arrangements:** | Click here to enter text. |
| **Location of nearest fire hydrant:** | Click here to enter text. |
| **Any other features of the site relevant to bushfire considerations:** | Click here to enter text. |

# Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Direction (Aspect)** | | | |
| **Northern** | **Southern** | **Eastern** | **Western** |
| **Vegetation**  (within 150 metres of proposed building / works) | Excludable / Low Threat  Modified  Forest  Woodland  Scrub (tall)  Shrubland (short)  Mallee  Rainforest  Grassland | Excludable / Low Threat  Modified  Forest  Woodland  Scrub (tall)  Shrubland (short)  Mallee  Rainforest  Grassland | Excludable / Low Threat  Modified  Forest  Woodland  Scrub (tall)  Shrubland (short)  Mallee  Rainforest  Grassland | Excludable / Low Threat  Modified  Forest  Woodland  Scrub (tall)  Shrubland (short)  Mallee  Rainforest  Grassland |
| **Effective Slope**  (under the classifiable vegetation within 150 metres) | Upslope / Flat  **DOWNSLOPE**  >0 to 5 °  >5 to 10°  >10° to 15°  >15 to 20°  >20° | Upslope / Flat  **DOWNSLOPE**  >0 to 5 °  >5 to 10°  >10° to 15°  >15 to 20°  >20° | Upslope / Flat  **DOWNSLOPE**  >0 to 5 °  >5 to 10°  >10° to 15°  >15 to 20°  >20° | Upslope / Flat  **DOWNSLOPE**  >0 to 5 °  >5 to 10°  >10° to 15°  >15 to 20°  >20° |
| **Distance (m) to Classifiable Vegetation** | Click here to enter text | Click here to enter text | Click here to enter text | Click here to enter text |

**A scaled plan that shows the following is required:**

* 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
* Property boundaries
* Orientation
* Contours
* Classifiable vegetation within the assessment area
* Excludable vegetation within the assessment area
* Distance between the classifiable vegetation and the proposed buildings
* Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

# Bushfire Site Hazard Plan

Add Bushfire Site Hazard Plan here

# 53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

## Approved Measure (AM) 1.1 - Siting

**Requirement**

A building is sited to ensure the site best achieves the following:

* **The maximum separation distance between the building and the bushfire hazard**

Click here to explain

* **The building is in close proximity to a public road**

Click here to explain

* **Access can be provided to the building for emergency service vehicles**

Click here to explain

**Any other comments**

Click here to add any other comments

**Has Approved Measure (AM) 1.1 been fully met? Yes  No**

## Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

**Requirement:**

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with Select the defendable space in accordance with Table 1 to Clause 53.02-5. The defendable space distance required is Click here to add the defendable space distance required in accordance with Table 1 to Clause 53.02-5 metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

|  |  |
| --- | --- |
| **Vegetation must to be managed to the following standard** | CONFIRM ACCEPTANCE |
| * 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 5 metres. * There must be a clearance of at least 2 metres between the lowest tree branches and ground level. |  |

**Is the defendable space wholly contained within the boundaries of your property?**

**Yes  No**  if no, provide an explanation

Click here to add explain

**A building is constructed to the bushfire attack level:**

* That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to Select the Bushfire Attack Level (BAL) in accordance with Table 1 to Clause 53.02-5

**OR**

* The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to Select the BAL Rating where all of the following will apply:

A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.

A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Click here to add any other comments

**Any other comments**

Click here to add any other comments

**Has Approved Measure (AM) 1.2 been fully met? Yes  No**

## Approved Measure (AM) 1.3 – Water Supply and Access

### Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Lot Size (m2)** | **Hydrant Available** | | **Capacity (litres)** | **Fire Authority Fittings & Access Required** | **Select Response** |
| Less than 500 | Not Applicable | | 2,500 | No |  |
| 500 – 1000 | Yes | | 5,000 | No |  |
| 500 – 1000 | No | | 10,000 | Yes |  |
| 1001 and above | Not Applicable | | 10,000 | Yes |  |
| Note: a hydrant is available if it is located within 120 metres of the rear of the building | | | | | |
| **Confirm Static Water Supply meets the following requirements** | | Is stored in an above ground water tank constructed of concrete or metal  All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.  Include a separate outlet for occupant use  **The following additional requirements apply when 10,000 litres of static water is required:**  Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided.  Be located within 60 metres of the outer edge of the approved building  The outlet/s of the water tank must by within 4 metres of the accessway and unobstructed  Incorporate a 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) | | | |

**Additional Information:**

Click here to add any other comments

**Has Approved Measure (AM) 1.3 (Water Supply)**

**been fully met? Yes  No**

### Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

| **Column A** | **Column B** |
| --- | --- |
| **Length of access is less than 30 metres** | There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3 |
| **Length of access is less than 30 metres** | Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet  Explain how fire authority vehicle can get within 4 metres of the water supply outlet |
| **Length of access is greater than 30 metres** | 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 |
| **Length of access is greater than 100 metres** | A turning area for fire fighting vehicles must be provided close to the building by one of the following:  A turning circle with a minimum radius of eight metres  A driveway encircling the dwelling  The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle. |
| **Length of access is greater than 200 metres** | Passing bays must be provided at least every 200 metres.  Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres. |

**Additional Information:**

Click here to add any other comments

**Has Approved Measure (AM) 1.3 (Access)**

**been fully met? Yes  No**

# Attachment 1 – Site Photos

Add site photographs to support your bushfire site hazard assessment