**Bushfire Management Statement**

**PATHWAY 2 APPLICATION (Clause 53.02-4)**

Construction of a dwelling (including an extension or alteration to a dwelling)

Dependant Persons Unit

Industry

Office

Retail Premises

Service Station

Warehouse

**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](#_Toc527726764)

[Application Details 4](#_Toc527726765)

[Site Description 4](#_Toc527726766)

[Bushfire Landscape Assessment 5](#_Toc527726767)

[Bushfire Landscape Assessment Plan 6](#_Toc527726768)

[Bushfire Hazard Assessment 7](#_Toc527726769)

[Bushfire Site Hazard Plan 8](#_Toc527726770)

[Bushfire Management Statement 9](#_Toc527726771)

[53.02-4.1 Landscape, Siting and design objectives 9](#_Toc527726772)

[Approved Measure (AM) 2.1 - Landscape 9](#_Toc527726773)

[Approved Measure (AM) 2.2 - Siting 9](#_Toc527726774)

[Approved Measure (AM) 2.3 – Building Design 10](#_Toc527726775)

[53.02-4.2 – Defendable Space and Construction Objective 11](#_Toc527726776)

[Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space 11](#_Toc527726777)

[Alternative Measures 13](#_Toc527726778)

[Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land 13](#_Toc527726779)

[Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009 13](#_Toc527726780)

[Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact 13](#_Toc527726781)

[Other Unspecified Alternative Measures 14](#_Toc527726782)

[53.02-4.3 – Water Supply and Access Objectives 15](#_Toc527726783)

[Approved Measure (AM) 4.1 – Water Supply and Access 15](#_Toc527726784)

[Water Supply Requirement 15](#_Toc527726785)

[Access Requirement 16](#_Toc527726786)

[Attachment 1 – Site Photos 18](#_Toc527726787)

# 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 three components:

1. 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.
2. 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.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

# Application Details

|  |  |
| --- | --- |
| **Municipality:** | Click here to enter text. |
| **Title description:** | Click here to enter text. |
| **Overlays:** | Click here to enter text. |
| **Zoning:** | Click here to enter text. |

# 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 Landscape Assessment

**Refer to Planning Permit Applications Bushfire Management Overlay Technical Guide for details to assist in developing a Bushfire Hazard Landscape Assessment.**

**Which landscape scenario represents the site?** (Refer to Technical Guide for descriptions)

The landscape scenario that represents this is Select the Landscape Scenario that best represents the bushfire landscape.

**What is the likely fire behaviour impacting the site?**

Click here to describe the likely landscape bushfire behaviour that may impact on the site.

# Bushfire Landscape Assessment Plan

Add an aerial plan that shows the surrounding landscape bushfire context. Planning Permit Applications Bushfire Management Overlay Technical Guide for information required to be shown.

# 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

# Bushfire Management Statement

## 53.02-4.1 Landscape, Siting and design objectives

* Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
* Development is sited to minimise the risk from bushfire.
* Development is sited to provide safe access for vehicles, including emergency vehicles.
* Building design minimises vulnerability to bushfire attack.

### Approved Measure (AM) 2.1 - Landscape

**Requirement**

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Click here to explain how the bushfire risk to the development from the landscape beyond the site has been mitigated to an acceptable level.

**Has Approved Measure (AM) 2.1 been met? Yes  No**

### Approved Measure (AM) 2.2 - 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 provide your response

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

Click here to provide your response

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

Click here to provide your response

**Any other comments**

Click here to provide your response

**Has Approved Measure (AM) 2.2 been met? Yes  No**

### Approved Measure (AM) 2.3 – Building Design

**Requirement**

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Click here to provide your response

**Has Approved Measure (AM) 2.3 been met? Yes  No**

## 53.02-4.2 – Defendable Space and Construction Objective

* Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on the building.

### Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

**Requirement:**

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 53.02-5 and is managed in accordance with Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.

The building will be provided with defendable space in accordance with Select the defendable space in accordance with Table 2 to Clause 53.02-5.

The defendable space distance required is Click here to add the defendable space distance required in accordance with Table 2 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. |  |

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

**Yes  No**  **Not Applicable**

Click here to explain the significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5

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

* That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to Click on the arrow to select the Bushfire Attack Level in accordance with Table 2 to Clause 53.02-5.

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

**Yes  No**  if no, see Alternative Measure 3.3

**Any other comments**

Click here to add any comments to support your response to Approved Measure AM 3.1

**Has Approved Measure (AM) 3.1 been met? Yes  No**

## Alternative Measures

### Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

**Requirement:**

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.

Click here to explain how the adjoining land meets the requirement.

Add photos to support the inclusion of the adjoining land for defendable space

**Has Alternative Measure (AltM) 3.3 been met? Yes  No  N/A**

### Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009

**Requirement:**

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Click here to explain how defendable space and bushfire attack level has been determined. Evidence will need to be provided to substantiate and variation to the model inputs.

**Has Alternative Measure (AltM) 3.4 been met? Yes  No  N/A**

### Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

**Requirement:**

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

* The lot has access to urban, township or other areas where:
  + Protection can be provided from the impact of extreme bushfire behaviour
  + Fuel is managed in a minimum fuel condition
  + There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
* Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
* The dwelling is constructed to a bushfire attack level of BAL-FZ

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Click here to provide your response to the requirements that may allow Alternative Measure 3.5 to be used. Included must be an explanation why Approved Measure 3.1 cannot be met

**Has Alternative Measure (AltM) 3.5 been met? Yes  No  N/A**

### Other Unspecified Alternative Measures

Click here to provide your response

## 53.02-4.3 – Water Supply and Access Objectives

* A static water supply is provided to assist in protecting property.
* Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

## Approved Measure (AM) 4.1 – Water Supply and Access

#### Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises service station or warehouse 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 CFA 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 comments to support your response to Approved Measure AM 4.1

**Has Approved Measure (AM) 4.1 (Water Supply)**

**been met? Yes  No**

#### Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

| **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 4.1 |
| **Length of access is less than 30 metres** | Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet  Click here to explain how a 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 comments to support your response to Approved Measure AM 4.1 - Access

**Has Approved Measure (AM) 4.1 (Access)**

**been met? Yes  No**

# Attachment 1 – Site Photos

Add site photographs to support your bushfire site hazard assessment