

EXAMPLE

Bushfire Management Statement

Construction of a single dwelling in a Bushfire Management Overlay

Property Address: 13 Wattle Road, Gumnut

Date: 24 November 2011

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REV	DATE	DETAILS
A	31.10.11	Preliminary draft for discussion with client.
B	14.11.11	Draft for discussion with CFA.
C	24.11.11	Final for submission with planning application.

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1 Introduction

This Bushfire Management Statement template has been prepared to assist applicants respond to the requirements of Clause 44.06 Bushfire Management Overlay, and associated Clause 52.47 Bushfire Protection: Planning Requirements. The statement contains two components:

- **A locality and site description**, that is used to identify the existing conditions of the site and surrounds, in accordance with the application requirements of Clause 44.06-2.
- **A bushfire management statement**, that is used to calculate the defendable space and construction requirements and show how the application meets the relevant objectives, standards, mandatory standards and decision guidelines of Clause 44.06 - Bushfire Management Overlay and Clause 52.47.

Notes on using this template

This template can be used for all applications except for subdivisions.

Include the necessary information in the grey boxes, and as required in each of the attachments.

If the Application triggers requirements under other provisions of the planning scheme, these additional requirements should be separately addressed in the application.

In assessing the application the fire authority will be relied on heavily for expert judgement and this will be made on a case by case basis. For complex sites, additional information will be required and a pre-application meeting is recommended. Depending on the site characteristics this meeting may involve a Council planning officer, the fire authority and other referral authorities, such as the Department of Sustainability and Environment.

1.1 Relevant standards

Use the checklist below to identify which standards are applicable to a bushfire management statement for your proposal.

Standard	Applicable	Provide justification for any standards which are considered not applicable.
BF3 - Location	Yes	
BF4 - Siting and layout	Yes	
BF5 - Bushfire protection measures	Yes	
BF6.1 - Defendable space for dwellings and dependent person's units	Yes	
BF6.2 - Defendable space for dwellings and dependent person's units	Yes	
BF6.3 - Defendable space for dwellings and dependent person's units	No	Proposal meets standard BF6.2.
BF7.1 - Defendable space for industry, office and retail premises	No	Proposal relates to a single dwelling.
BF7.2 - Defendable space for industry, office and retail premises	No	Proposal relates to a single dwelling.
BF8.1 - Defendable space and construction for other occupied buildings	No	Proposal relates to a single dwelling.
BF8.2 - Defendable space and construction for other occupied buildings	No	Proposal relates to a single dwelling.
BF9 - Defendable space location	Yes	
BF10 - Water supply and access	Yes	

2 Locality and site description

2.1 Application requirements

An application must include a locality and site description (Clause 44.06-2):

The locality and site description must use a site plan and may use photographs or other methods to accurately describe the site and land within 250 metres of the site boundary and must include the following information:

- In relation to the site, an accurate description of:
 - Site shape, dimensions, size, orientation and contours.
 - The existing use and siting of buildings or works on the land.
 - Existing access arrangements.
 - Existing vegetation types, condition and coverage.
 - Any other features and constraints of the site relevant to bushfire hazard.
- In relation to the surrounding area, an accurate description of:
 - Existing land uses.
 - Access to infrastructure.
 - Existing road networks.
 - The landscape, including any major landscape features, significant vegetation and topography.
 - Any other features or characteristics in the area relevant to bushfire hazard.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of the application, the responsible authority may waive or reduce the requirement.

By completing this section you will provide the response to these requirements.

2.2 The site

Please use Attachment 1 for photos and plans showing existing site conditions.

The required information can be illustrated on a plan included in Attachment 1 and referred to in the relevant section below.

2.2.1	Site shape, dimensions, size and planning controls
The shape of the site is:	Irregular
The dimensions of the site are:	Please refer to Attachment 1
The site has a total area of:	4869 sqm.
The zoning of the site is:	Residential 1
The overlays that apply to the site are:	BMO, VPO (part)

2.2.2	Existing use and development on the site
The current use of the site is:	The site is currently unused.
The buildings or works located on the site are:	Vacant

2.2.3	Existing access arrangements
The main vehicle access to the site is provided from:	Gumnut Road
Roads and access within the site are currently constructed from the following materials:	Currently, access to the site is via an unmade, single carriageway dirt track of approximately 15 metres in length.

2.2.4	Existing vegetation
Describe the vegetation on the site, including the type, location, extent and any other relevant information:	The site is predominantly cleared with mature native vegetation confined to the perimeter of the site, or overhanging the site. A more detailed assessment is provided in Attachment 4 .

2.2.5	Other
Describe other features and constraints on the site that may be relevant to bushfire hazard, which may influence future use and development of the site:	<ul style="list-style-type: none"> • A sewage easement is located on the site's eastern boundary, restricting use and development of this land. • A single tree on the site is included within the Vegetation Protection Overlay (VPO). • Native vegetation on the site is protected under the planning scheme under Clause 52.17 – Native Vegetation. This includes a requirement to avoid, minimise, and offset the loss of native vegetation. • The subject land is located in a Residential Zone. This triggers the requirements of Clause 54 for the construction of a single dwelling. ResCode restricts the locations on the site in which a dwelling can be built. <p>Please refer to site plan in Attachment 1 for further details.</p>

2.3 The locality and surrounding land

Please use Attachment 2 for photos and plans showing the site's locality and surrounds.

The required information can be illustrated on a plan included in Attachment 2 and referred to in the relevant section below.

2.3.1	Existing use and development on adjacent sites
Describe the land and existing land uses in all directions around the subject land:	<p>Land is predominantly developed at conventional township densities to the north, east, and south-east for a distance of at least 500m surrounding the site. Land to the south west is occupied by mature forest.</p> <p>The township itself is surrounded by expansive, mountainous forest. Please refer to Attachment 2 for further details.</p>

2.3.2	Access to infrastructure and existing road networks
Describe the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site:	<p>The subject land has full access to town infrastructure including the town reticulated water supply, mains power and sealed road network.</p> <p>The site accesses Wattle Road which is a sealed two way road with a minimum trafficable width of 10m and connecting to the sealed road network.</p>

2.3.3	Landscape
Describe the surrounding landscape (refer to tables at Attachment 4):	The land to the south-west slopes up from the site at approximately 5 degrees towards the State Forest. This is a mature eucalypt forest roughly 30m tall with an abundance of hard leaved shrubs in the understorey. The State Forest is approximately 50,000 hectares in area.

2.3.4	Other characteristics
Are there other features or characteristics in the area relevant to bushfire hazard?	The State Forest to the south-west is subject to a fire management plan prepared by the Department of Sustainability and Environment.

Indicative sample only

3 Bushfire Management Statement

3.1 Application requirements

An application must include a bushfire management statement (Clause 44.06-2):

The bushfire management statement must:

- Contain a bushfire site assessment prepared to calculate defensible space and construction requirements in accordance with Standards 6.1, 7.1, and 8.1 of Clause 52.47 - Bushfire Protection: Planning Requirements.
- Demonstrate the way in which the application meets the relevant objectives, standards, mandatory standards and decision guidelines of Clause 44.06 - Bushfire Management Overlay, a schedule to this overlay and associated Clause 52.47.

By completing this section you will provide the response to these requirements.

3.2 Bushfire Management Statement

Refer to attachments or attach additional information if you need to.

LOCATION, LAYOUT AND SITING OBJECTIVES	
REQUIREMENT	RESPONSE / COMMENTS
<p>52.47-3 Location objective</p> <ul style="list-style-type: none"> ▪ To ensure that development is located and sited so that it does not increase the risk to life, property and community infrastructure from bushfire. <p>Standard BF3</p> <ul style="list-style-type: none"> ▪ Development should avoid locations where the risk to life, property and community infrastructure from bushfire cannot be reduced to an acceptable level through bushfire protection measures. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: An objective must be met. It describes the desired outcome to be achieved in the completed development.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: A standard contains the preferred measures of meeting an objective and in most instances should be met. However, if the particular features of the site or the neighbourhood mean that the standard would not meet the objective, an alternative design solution may be considered.</p> </div>	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Meets objective <input checked="" type="checkbox"/> Meets standard <input type="checkbox"/> Meets standard in part <input type="checkbox"/> Does not comply </div> <p>Justification:</p> <div style="background-color: #f2f2f2; padding: 10px; margin-top: 10px;"> <p>A substantial forest is located to the southwest of the subject land. This could present a fire risk.</p> <p>Risk to life, property and the community can be reduced to an acceptable level by:</p> <ul style="list-style-type: none"> ▪ The subject land being within an established township. ▪ The requirements of Clause 44.06 and Clause 52.47 can be met. ▪ Defensible space and construction for BAL 19 will be achieved. This exceeds the requirements of Standard BF 6.2 which requires defensible space and construction requirements for a BAL-29 or less to be provided. </div>

52.47-4 Siting and layout objective

- To ensure that the siting and layout of development reduces the risk to life, property and community infrastructure from bushfire to an acceptable level and prioritises the protection of human life.

Standard BF4

The siting and layout of development should:

- Minimise the bushfire risk having regard to slope, access, aspect, orientation and vegetation.
- Avoid or minimise the removal of vegetation.
- Site new buildings as far from the bushfire hazard as practicable.
- Minimise the need for long access and egress routes through areas of bushfire hazard and locate habitable buildings as close as practicable to property entrances.
- Provide safe access and egress for emergency services.

Note: To comply with the BMO, the **locality and site description** must be in the form of a plan that is to scale and accurately describes the existing condition of the site and land within 250 metres of the site boundary.

Please use **Attachment 3** to demonstrate the siting options considered.

- Meets objective**
- Meets standard**
- Meets standard in part**
- Does not comply**

Justification:

The site is a conventional residential lot with minimal opportunities for considering slope, aspect or orientation in lowering bushfire risk. However the proposed new dwelling will be located:

- As far away as possible from the State forest to the south west which is the major bushfire threat to the site.
- On the flattest part of the site.
- So that the bushfire hazard is upslope.

No vegetation is proposed to be removed as part of the proposed development. Only minor pruning is required which is exempt from a permit under Clause 52.16-4.

The dwelling will be located approximately 40m from the front boundary with Wattle Road. Emergency vehicles will be able to access the property using the proposed sealed access which meets mandatory standard BF10.

The plan at **Attachment 3** demonstrates the siting options considered showing the inner and outer zones for each option.

BUSHFIRE PROTECTION MEASURES OBJECTIVE

REQUIREMENT	RESPONSE / COMMENTS
<p>52.47-5 Bushfire protection measures objective</p> <ul style="list-style-type: none"> ▪ To ensure that bushfire protection measures required by this clause are implemented and maintained in perpetuity. <p>Mandatory Standard BF5</p> <ul style="list-style-type: none"> ▪ Bushfire protection measures proposed by the applicant and required by this clause can be practically implemented and maintained in conjunction with the ongoing use of the land. ▪ The location, type and layout of proposed landscaping, revegetation or any native vegetation off-set does not increase the bushfire risk to the proposed development or the adjacent area. ▪ Bushfire protection measures required by the standards in this clause are implemented regardless of other bushfire protection measures which may be provided, including private bushfire shelters, community shelters and the presence of other places of last resort. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: A mandatory standard contains the required approach to a particular matter. In these instances, only the mandatory standard is able to be used to meet the objective. No flexibility is provided for an alternative design solution to be used.</p> </div>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Meets objective <input checked="" type="checkbox"/> Meets mandatory standard <p>Justification:</p> <div style="background-color: #f0f0f0; padding: 10px; margin-top: 10px;"> <p>The subject land is largely flat and cleared. The proposed dwelling is to be used as a permanent place of residence. Bushfire protection measures can be practically implemented and maintained, in addition to any broader bushfire protection measures adopted within the town.</p> <p>There are no requirements for revegetation or for native vegetation off-sets. The subject land will be maintained in accordance with inner and outer zone requirements.</p> </div>

BUILDINGS AND DEFENDABLE SPACE OBJECTIVES

REQUIREMENT	RESPONSE / COMMENTS
<p>52.47-6 Defendable space for dwellings and dependent person's units objective</p> <ul style="list-style-type: none"> ▪ To ensure that the construction of a dwelling or dependent person's unit has regard to the nature of the bushfire hazard of the site and surrounding area and that the necessary area of defendable space is provided. <p>This objective only applies to an application to construct or extend a dwelling or dependent person's unit.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Attachment 4 sets out the methodology and assessment form for calculating defendable space. Please use Attachment 5 for the detailed plan of the proposal. Complete the defendable space checklist at Attachment 6 to assess compliance with inner and outer zone requirements.</p> </div> <p>Mandatory Standard BF6.1</p> <ul style="list-style-type: none"> ▪ Defendable space and construction requirements must be calculated: <ul style="list-style-type: none"> ▪ In accordance with the requirements of the Building Act 1993 but substituting Table 1 to this clause for Table 2.4.2 in AS 3959 Construction of buildings in bushfire prone areas (Standards Australia), or ▪ Using an alternative method to the satisfaction of the relevant fire authority. <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Note: Defendable space is an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire. Defendable space comprises an inner and outer zone that has different vegetation management requirements. Attachment 4 sets out the methodology and assessment form for calculating defendable space.</p> </div>	<p><input checked="" type="checkbox"/> Meets objective <input checked="" type="checkbox"/> Meets mandatory standard</p> <p>Justification:</p> <div style="background-color: #e0e0e0; padding: 10px; margin: 5px 0;"> <p>The siting of the proposed dwelling has had regard to bushfire hazard and the necessary area of defendable space required.</p> <p>Land to the south-west is 'forest' as defined for the Bushfire Site Assessment and Table 1 of Clause 52.47. The process set out by the CFA Fire Service Guideline: <i>Assessing Vegetation</i> was used to support this determination.</p> <p>Land to the north, south, and east is occupied by existing dwellings and forms part of an established township. The vegetation within this area may be excluded from the bushfire assessment.</p> <p>The existing vegetation located on all property boundaries of the subject land complies with the inner and outer zone management requirements.</p> </div>
REQUIREMENT	RESPONSE / COMMENTS
<p>Standard BF6.2</p> <p>The dwelling or dependent person's unit should:</p> <ul style="list-style-type: none"> ▪ Be provided with defendable space and construction requirements for a BAL-29 or less as specified in Table 1, or 	<p><input checked="" type="checkbox"/> Meets standard <input type="checkbox"/> Meets standard in part (see BF6.3) <input type="checkbox"/> Does not comply (see BF6.3) <input type="checkbox"/> Not applicable</p>

- Be provided with defensible space and construction requirements for a BAL-40 as specified in Table 1 if it can be demonstrated that defensible space for a BAL-29 cannot be achieved due to significant siting constraints.

This does not apply where an alternative method in accordance with BF6.1 is used to calculate defensible space and construction requirements where the dwelling or dependent person's unit should:

- Be provided with construction requirements for a BAL-29 or less and appropriate defensible space.
- Be provided with construction requirements for a BAL-40 and appropriate defensible space if it can be demonstrated that defensible space for a BAL-29 cannot be achieved due to significant siting constraints.

Note: A Bushfire Attack Level (BAL)

corresponds to a modelled level of bushfire exposure considering factors such as embers, flying debris, radiant heat, wind and exposure to flames. As the BAL increases so does level of exposure of the development to bushfire. Unless there are significant siting constraints, defensible space is to achieve a BAL-29 or less.

Defendable Space Calculations:

The calculations below are to be transferred from the table in Attachment 4.

BAL:	19	
Inner zone:	35	metres
Outer zone:	18	metres

Justification:

Standard BF6.2 can be met by achieving a BAL of 29 or less. This is achieved on this site through the siting and location of the proposed dwelling, as indicated in **Attachment 5**.

The location has been identified so as to avoid on-site and off-site constraints, in particular by ensuring that both the inner and outer zones is clear from the major fire risk (forest) to the south west.

Minor vegetation pruning will be undertaken on site to comply with the requirements of the inner zone (see Defendable space checklist at Attachment 6).

REQUIREMENT

RESPONSE / COMMENTS

Mandatory Standard BF6.3

Where a dwelling or dependent person's unit cannot meet Standard BF6.2, an alternative solution may be considered where:

- The application is for building and works associated with a single dwelling or dependent person's unit on a lot:
 - That was created prior to 18 November 2011
 - Located in an established urban area and is in the Residential 1 Zone, Residential 2 Zone, Residential 3 Zone, Mixed Use Zone or Township Zone.
- There are significant siting constraints and it is demonstrated that defensible space for a BAL-40 or less cannot be achieved, including having regard to Standard BF9.
- Additional bushfire protection measures are incorporated into the proposal, including in relation to access, water supply, landscaping and vegetation management, construction and emergency arrangements to the satisfaction of the relevant fire authority.
- It is demonstrated that Standard BF6.2 has been implemented to the fullest possible

- Meets mandatory standard
- Not applicable (only if BF6.2 is met)

Justification:

N/A

<p>extent having regard to the site constraints and the nature of surrounding development.</p> <ul style="list-style-type: none"> ▪ The dwelling or dependent person's unit is sited no closer to the bushfire hazard than the dwellings on neighbouring properties. ▪ The design and siting of the dwelling does not increase the risk from bushfire to other habitable structures on the site or in the surrounding area. ▪ For an extension to an existing dwelling, the dwelling is sited no closer to the bushfire hazard than the existing building footprint. 	
<p>REQUIREMENT</p>	<p>RESPONSE / COMMENTS</p>
<p>52.47-7 Defendable space for industry, office and retail premises objective</p> <p>To ensure that the construction of a building has regard to the nature of the bushfire hazard of the site and the necessary area of defendable space is provided.</p> <p>This objective only applies to an application to construct or extend a building in association with the following uses:</p> <ul style="list-style-type: none"> ▪ Industry ▪ Office ▪ Retail premises <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Attachment 4 sets out the methodology and assessment form for calculating defendable space. Please use Attachment 5 for the detailed plan of the proposal. Complete the defendable space checklist at Attachment 6 to assess compliance with inner and outer zone requirements.</p> </div> <p>Mandatory Standard BF7.1</p> <p>Defendable space and construction requirements must be calculated:</p> <ul style="list-style-type: none"> ▪ In accordance with the requirements of the Building Act 1993 but substituting Table 1 to this clause for Table 2.4.2 in AS 3959 Construction of buildings in bushfire prone areas (Standards Australia), or ▪ Using an alternative method to the satisfaction of the relevant fire authority. 	<ul style="list-style-type: none"> <input type="checkbox"/> Meets objective <input type="checkbox"/> Meets mandatory standard <input checked="" type="checkbox"/> Not applicable <p>Justification:</p> <div style="background-color: #cccccc; padding: 10px; min-height: 400px;"> <p>N/A</p> </div>

REQUIREMENT	RESPONSE / COMMENTS
<p>Standard BF7.2</p> <p>Buildings should:</p> <ul style="list-style-type: none"> ▪ Be provided with defensible space and construction for a BAL-29 or less as specified in Table 1, or ▪ Be provided with defensible space and construction for a BAL-40 as specified in Table 1 if it can be demonstrated that defensible space for a BAL-29 cannot be achieved due to significant siting constraints. <p>This does not apply where an alternative method in accordance with BF7.1 is used to calculate defensible space and construction requirements where the buildings should:</p> <ul style="list-style-type: none"> ▪ Be provided with construction requirements for a BAL-29 or less and appropriate defensible space. ▪ Be provided with construction requirements for a BAL-40 and appropriate defensible space if it can be demonstrated that defensible space for a BAL-29 cannot be achieved due to significant siting constraints. 	<p> <input type="checkbox"/> Meets standard <input type="checkbox"/> Meets standard in part <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not applicable </p> <p>Justification:</p> <p>N/A</p>
REQUIREMENT	RESPONSE / COMMENTS
<p>52.47-8 Defensible space and construction for other occupied buildings objective</p> <p>To ensure that the defensible space to be provided and the construction of buildings are appropriate to the number, age and mobility of anticipated occupants.</p> <p>This objective only applies to an application to construct or extend a building in association with the following uses:</p> <ul style="list-style-type: none"> ▪ Accommodation (other than a dwelling or a dependent person's unit) ▪ Child care centre ▪ Education centre ▪ Hospital ▪ Leisure and recreation ▪ Place of assembly <p>Mandatory Standard BF8.1</p> <p>Defensible space and construction requirements must be calculated:</p> <ul style="list-style-type: none"> ▪ In accordance with the requirements of the Building Act 1993 but substituting Table 2 to 	<p> <input type="checkbox"/> Meets objective <input type="checkbox"/> Meets mandatory standard <input checked="" type="checkbox"/> Not applicable </p> <p>Justification:</p> <p>N/A</p>

<p>this clause for Table 2.4.2 in AS 3959 Construction of buildings in bushfire prone areas (Standards Australia), or</p> <ul style="list-style-type: none"> Using an alternative method to the satisfaction of the relevant fire authority. 	
<p>Standard BF8.2</p> <p>Buildings should be provided with the defendable space specified in Table 2. This does not apply where an alternative method in accordance with standard BF8.1 is used to calculate defendable space and construction requirements where defendable space must be provided to the satisfaction of the relevant fire authority.</p> <p>Buildings should be sited, designed and constructed having regard to the likely future occupants.</p>	<p> <input type="checkbox"/> Meets standard <input type="checkbox"/> Meets standard in part <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not applicable </p> <p>Justification:</p> <p>N/A</p>
<p>REQUIREMENT</p>	<p>RESPONSE / COMMENTS</p>
<p>52.47-9 Defendable space location objective</p> <p>To ensure defendable space is contained on the land to which the planning permit will apply.</p> <p>Mandatory Standard BF9</p> <p>The defendable space required by Mandatory Standards BF6.1, BF7.1 and BF8.1 is located wholly within the title boundaries of the land to which the permit will apply. This standard does not apply where:</p> <ul style="list-style-type: none"> The defendable space incorporates land: <ul style="list-style-type: none"> that does not require management to minimise the spread and intensity of bushfire, or that will be managed to minimise the spread and intensity of bushfire consistent with the purpose of providing defendable space. There is reasonable assurance that the adjoining land will remain or continue to be managed in the same condition. 	<p> <input checked="" type="checkbox"/> Meets objective <input checked="" type="checkbox"/> Meets mandatory standard </p> <p>Justification:</p> <p>The defendable space objectives and standards of Clause 52.47-9 can be achieved as follows:</p> <ul style="list-style-type: none"> Inner and outer zones identifying defendable space are partly located on adjoining lots to the north, east, and south, all of which is in private ownership and used for conventional density township dwellings. It is reasonable to assume that this land will be managed to minimise future bushfire risk. Land to the south-west is located in a forest and is located outside the outer zone.

REQUIREMENT	RESPONSE / COMMENTS
<p>52.47-10 Water supply and access objectives</p> <ul style="list-style-type: none"> ▪ To ensure the provision, and adequate supply of water to facilitate fire fighting and property protection during and after the passage of a bushfire. ▪ To ensure that safe access is provided for emergency and other vehicles at all times. <p>Mandatory Standard BF10</p> <ul style="list-style-type: none"> ▪ All buildings and works must provide a static water supply and access to this water supply which meets the requirements of the relevant fire authority. ▪ All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority. 	<p><input checked="" type="checkbox"/> Meets objectives <input checked="" type="checkbox"/> Meets mandatory standard</p> <p>Justification:</p> <div style="background-color: #e0e0e0; padding: 10px;"> <p>The subject land has access to town water via a street hydrant located 90m from the proposed dwelling. Secondary access to a water source will be provided through the installation of a concrete water storage tank used to capture roof runoff. 10,000 litres will be available solely for fire fighting purposes. The tank will be positioned within 5 metres of the dwelling. The tank will be located so as to ensure that a CFA vehicle can get to within 4 metres of the water.</p> <p>Access to the site will be provided via a sealed 5m wide access with a maximum grade of 1:5 and designed to carry a load of at least 15 tonnes.</p> </div>

Indicative sample

4 Other relevant planning provisions

The State Planning Policy Framework (SPPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire'. The proposal has been designed having regard to the overarching policy objectives of the SPPF.

Council's Municipal Strategic Statement (MSS) identifies particular bushfire risk areas in the municipality and outlines the Council's strategy for fire protection and fire risk management. Clause 44.06 - Bushfire Management Overlay (BMO) has been applied to identify areas of bushfire hazard, including the subject land and surrounds. No local policy applies. This Bushfire Management Statement has been prepared to respond to the requirements of the BMO, and Clause 52.47 - Bushfire Protection: Planning Requirements.

Clause 44.02 - Vegetation Protection Overlay (VPO) has been applied to a single tree on the site. Under the VPO, a planning permit is required to remove, destroy or lop native vegetation not covered by an exemption. The removal, lopping, or pruning of the VPO tree has been avoided through the appropriate design, siting and location of the proposed dwelling.

Clause 52.17 - (Native Vegetation) seeks to protect native vegetation by utilising the three step approach (Avoid, Minimise, Offset) identified in *Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002)*. The proposed dwelling, (including works associated with the dwelling) meets the provision by avoiding the loss of native vegetation on the site.

Clause 65 – Decision Guidelines requires that before deciding on an application or approval of a plan, the responsible authority must consider, among other things, whether the proposal will 'produce acceptable outcomes' in relation to the degree of fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard. This Bushfire Management Statement has made an assessment of fire hazard, resulting in a design response which is responsive to the opportunities and constraints presented by the site and its surrounds.

5 Overall conclusion

The siting of the proposed dwelling has had regard to bushfire hazard and the necessary area of defensible space required.

The proposed dwelling has been sited and designed to avoid on and off-site constraints, particularly separation from the forest to the south-west of the site.

A BAL of 19 can be achieved. No vegetation will be lost as a result of this proposal, with only minor pruning of existing vegetation required at the perimeter of the site.

Overall, the proposed dwelling meets the requirements of the BMO and Clause 52.47 – Bushfire Protection: Planning requirements.

Attachment 1 – Existing site plan

Include a plan or aerial photo of the site that includes:

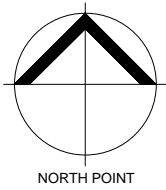
- site shape, dimensions, size, orientation and contours
- the existing use and siting of buildings or works on the land
- existing access arrangements
- existing vegetation types, condition and coverage
- any other features and constraints of the site relevant to bushfire hazard
- north point
- legend/key
- scale.

Plan included on next page.





Indicative sample only

ATTACHMENT 1: EXISTING SITE PLAN

13 WATTLE ROAD, GUMNUT

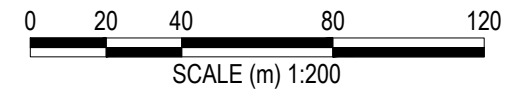


LEGEND:

-  - VEGETATION
-  - PROPERTY BOUNDARY
-  - VPO TREE
-  - ACCESS

TOTAL SITE AREA: 4869.33m² / 0.49ha

INDICATIVE SAMPLE ONLY



Attachment 2 – Locality and surrounding land plan

Include a plan or aerial photo of the site and surrounds (at least 250 metres from the site in all directions) that includes:

- existing land uses
- access to infrastructure
- existing road networks
- the landscape, including any major landscape features, significant vegetation and topography
- any other features or characteristics in the area relevant to bushfire hazard
- north Point
- legend/key
- scale.

Any photos of existing site features can also be attached here.

Plan included on next page.

Indicative sample only





ATTACHMENT 2: EXISTING SITE CONTEXT PLAN

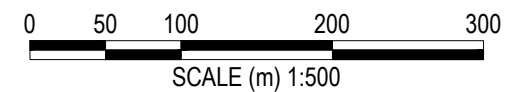
13 WATTLE ROAD, GUMNUT



INDICATIVE SAMPLE ONLY

LEGEND:

-  - CLASSIFIABLE VEGETATION
-  - PROPERTY BOUNDARY

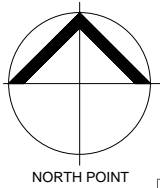


Attachment 3 – Reasonable siting options plan

Insert plan to scale with reasonable siting options showing inner and outer zones for each option.

Plan included on next page.

Indicative sample only



ATTACHMENT 3: REASONABLE SITING OPTIONS PLAN

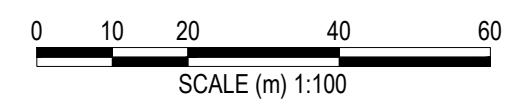
13 WATTLE ROAD, GUMNUT



INDICATIVE SAMPLE ONLY

LEGEND:

- BAL-19 INNER ZONE (35m)
- BAL-19 OUTER ZONE (18m)
- ACCESS
- RETAINED VEGETATION
- CLASSIFIABLE VEGETATION
- VPO TREE



Attachment 4 – Bushfire site assessment

Step 1. Determine the assessment area.

(Note: The assessment area comprises an area of 250 metres around the selected site.)

Step 2. Classify the vegetation and slope.

Step 2 uses the AS 3959 assessment methodology to:

2a. Determine the classifiable vegetation: (circle one from each column).

	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Excludable	Excludable	Excludable	Excludable

2b. Determine the distance of the proposed development from the classifiable vegetation: (enter in metres).

	North	South	East	West
Distance from the proposed development to vegetation	250m+	250m+	250m+	65m

2c. Determine the effective slope under the vegetation: (circle one for each column).

Approximate Slope	North	South	East	West
Flat/Upslope	Yes	Yes	Yes	Yes
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°

Step 3. Determine your defendable space and corresponding BAL.

Using the inputs from Step 2, the defendable space requirements set out in Tables 1 and 2 (as appropriate) of Clause 52.47 and corresponding BAL can be determined.

Record the highest BAL and associated defendable space below.

BAL:	19	
Inner zone:	35	metres
Outer zone:	18	metres

Record the above three calculations in your Bushfire Site Assessment (at Standard BF6.2) of the Bushfire Management Statement.

Attachment 5 – Detailed plan of proposal

For the preferred option, prepare a Plan showing how you will meet the BMO requirements for water supply, access, buildings, works and vegetation management.

Indicative sample only

ATTACHMENT 5: DETAILED PLAN

13 WATTLE ROAD, GUMNUT



NOTES:

Defendable space

- Defendable space and construction for BAL-19 will be achieved. This exceeds the requirements of Standard BF6.2
- Inner and outer zones identifying defendable space are partly located on adjoining lots to the north, east and south, all of which complies with Standard BF9.
- The classifiable vegetation to the south-west is Forest and is located outside the outer zone.

Vegetation

- Existing vegetation located on all property boundaries of the subject land complies with the inner and outer zone management requirements.
- No vegetation is proposed to be removed.
- Only minor pruning is required which is exempt from a permit under Clause 52.16-4.
- No requirements for revegetation or for native vegetation off-sets.
- The subject land will be maintained in accordance with inner and outer zone requirements.

Water

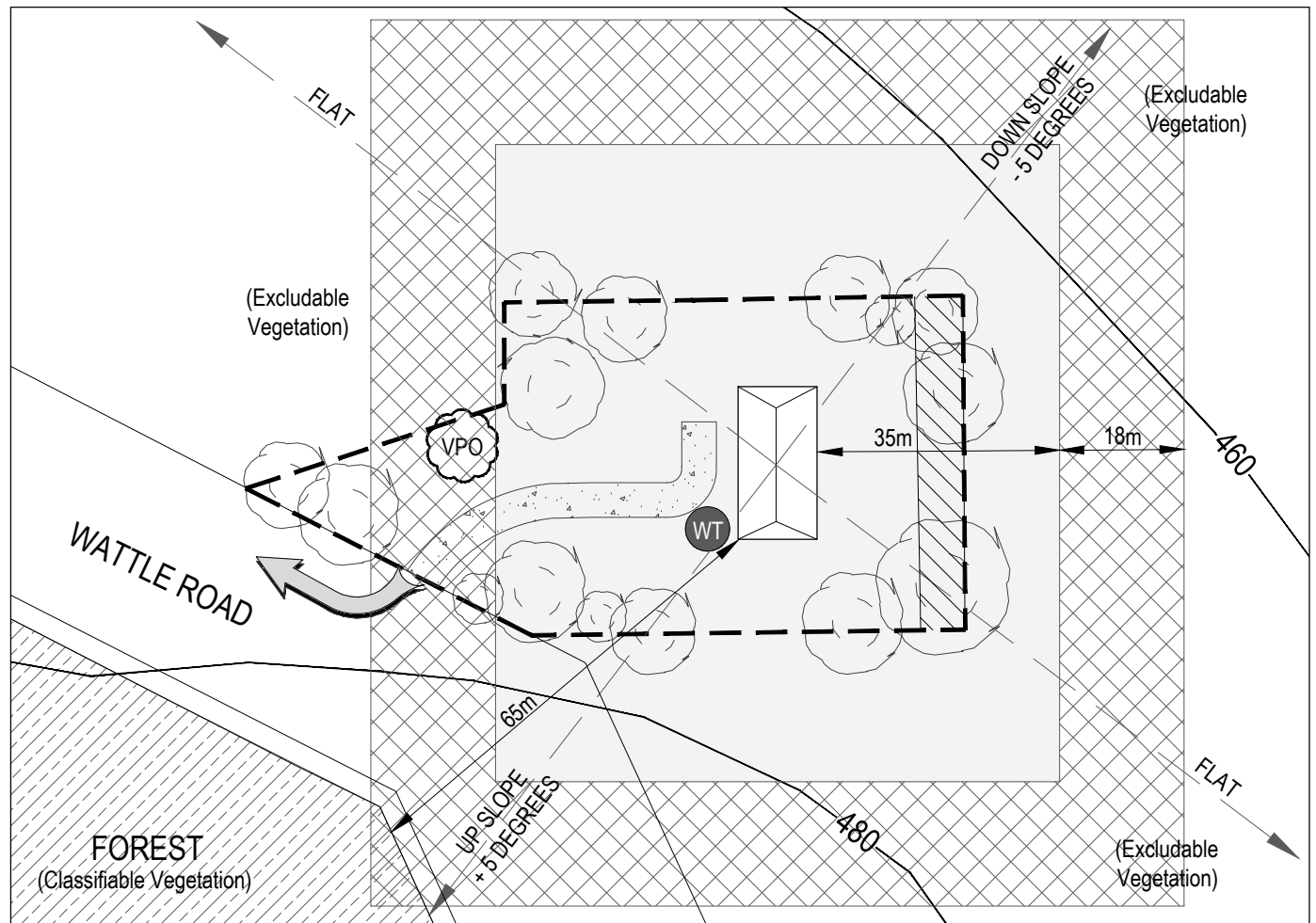
- The subject land has access to town water. A street hydrant is located 90m from the proposed dwelling.
- Secondary access to a water source will be provided through the installation of a concrete water storage tank used to capture roof runoff. 10,000 litres will be available solely for fire fighting purposes.
- The tank will be positioned within 5 metres of the dwelling. The tank will be located so as to ensure that a CFA vehicle can get to within 4 metres of the water.

Access

- Access to the site will be provided via a sealed 5m wide access with a maximum grade of 1:5 and designed to carry a load of at least 15 tonnes.
- Emergency vehicles will be able to access the property using the proposed sealed access which meets mandatory standard BF10.

House

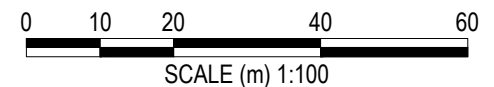
- Setback 13m from Northern boundary, 21m from Eastern boundary and 13m from Southern boundary.



INDICATIVE SAMPLE ONLY

LEGEND:

- | | | |
|---|---|---|
| [---] - PROPERTY BOUNDARY | [diagonal lines] - CLASSIFIABLE VEGETATION | [curved arrow] - ACCESS |
| [grey box] - BAL-19 INNER ZONE (35m) | [circle with WT] - WATER TANK (10,000 LITRES) | [double-headed arrow] - DISTANCE TO CLASSIFIABLE / VPO VEGETATION |
| [cross-hatch] - BAL-19 OUTER ZONE (18m) | [circle with VPO] - VPO TREE | [dotted line] - ACCESS TRACK (5m WIDE) |
| [diagonal lines] - EASEMENT | [circle with tree] - RETAINED VEGETATION | |



Attachment 6 – Defendable space checklist for preferred site

Refer to Standards BF6.1 – 6.3.

	Requirement	Compliance	Comment	Is a permit required for vegetation removal?
Inner Zone	Within 10 metres of a building flammable objects such as plants, mulches and fences must not be located close to the vulnerable parts of the building such as windows, decks and eaves.	Yes/No		Yes/No
	Trees must not overhang the roofline of the building, touch walls or other elements of a building.	Yes/No		Yes/No
	Grass must be no more than 5 centimetres in height. All leaves and vegetation debris must be removed at regular intervals.	Yes/No		Yes/No
	Shrubs should not be planted under trees.	Yes/No		Yes/No
	Plants greater than 10 centimetres in height at maturity must not be placed in front of a window or other glass feature.	Yes/No		Yes/No
	Tree canopy separation of 2 metres and overall canopy cover of no more than 15% at maturity.	Yes/No	Some pruning of existing vegetation required.	Yes/No
Outer Zone	Grass must be no more than 10 centimetres in height and leaf and other debris mowed, slashed or mulched.	Yes/No		Yes/No
	Shrubs and trees should not form a continuous canopy.	Yes/No		Yes/No
	Tree branches within 2 metres of ground level should be removed.	Yes/No		Yes/No
	Trees may touch with an overall canopy cover of no more than 30% at maturity without shrubs in the understorey.	Yes/No		Yes/No
	In shrubby environments, clumps of shrubs no greater than 10 square metres in size must be separated by each other by a minimum of 10 metres.	Yes/No		Yes/No
Inner Zone and Outer Zone	Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the proposal, especially on the northern and western sides of the proposed building.	Yes/No		Not applicable
	Features with high flammability such as doormats and firewood stacks should not be located near the structure.	Yes/No		Not applicable