



STANDARD PLANNING PERMIT CONDITIONS

(Bushfire Management Overlay)

Introduction

CFA has developed standard planning permit conditions in consultation with the Municipal Association of Victoria (MAV) and Councils to assist the processing of permit applications in the Bushfire Management Overlay.

The standard planning permit conditions will be commonly used as a basis for imposing bushfire mitigation measures. These standard planning permit conditions can also be used as a starting point for applicants preparing their permit applications in the Bushfire Management Overlay.

Using the standard permit conditions

The standard planning permit conditions do not account for unique circumstances of a site. Variations to the standard planning permit conditions may be required to account for the level of risk. These standard planning permit conditions do not have a statutory status, they are designed to aid decision making.

CFA will use the bushfire hazard site assessment, bushfire hazard landscape assessment and bushfire management statement to assess the individual requirements of a site.

An applicant should refer to the standard planning permit conditions as a starting point for determining the bushfire mitigation measures. **Any justification for a tailored response should be included in the application.**

The conditions need to be applied carefully. The question of relevance and applicability of a condition will need to be considered. Further guidance on drafting permit conditions can be found in

http://www.dpcd.vic.gov.au/data/assets/pdf_file/0006/135852/Writing_Planning_Permits.pdf

Matters covered in the standard planning permit conditions

The standard planning permit conditions for **buildings and works applications** are divided into the following sub-headings:

- Preamble
- Defendable space
- Access
- Water supply
- Construction requirements

There are also standard planning permit conditions that apply for **residential subdivision** applications.

You can refer to the **glossary of terms** to understand some of the terminology.

Preamble

Before the development starts, [an amended bushfire management plan (or) a bushfire management plan] must be submitted to and endorsed by the Responsible Authority. The plan must show the following bushfire mitigation measures, unless otherwise agreed in writing by the CFA and the Responsible Authority:

Insert relevant mitigation measures (refer to the sub-set of conditions below under the sub-headings of defendable space, access, water supply, construction)

Defendable space

Show an area of defendable space [for a distance of xm around the proposed building/or to the property boundary] where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- *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.*

Construction standards

Nominate a minimum Bushfire Attack Level of [BAL – XX] that the building will be designed and constructed.

Water supply

Conditions required for all applications

Show [xx litres] of effective water supply for fire fighting purposes which 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 required for fire fighting purposes must be made of corrosive resistant metal.

Additional conditions to apply if CFA fittings and access is required

The water supply must also –

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

Conditions where tailored access is required and driveway is less than 100m

Show the access for fire fighting purposes which meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Additional conditions where tailored access is required and driveway is more than 100m

- Incorporate a turning area for fire fighting vehicles close to the building

Additional conditions where tailored access is required and driveway is more than 200m

- Incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.

Residential subdivisions

Bushfire Management Plan not altered

The Bushfire Management Plan (drawing no. xx, dated xx/xx/xxxx) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

To give effect to the requirements of Clause 44.06-4 of the xxxxxx Planning Scheme, and the above condition, the section 173 Agreement prepared in accordance with Clause 44.06-4 must specify the following:

- The occupation of a dwelling or dependent person's unit must not start on any lot until all of the bushfire mitigation measures specified on the Bushfire Management Plan endorsed under this permit have been implemented on the relevant lot to the satisfaction of the Responsible Authority.*
- The bushfire mitigation measures which form part of the Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defensible space, water supply and access must be maintained to the satisfaction of the Responsible Authority.*

The Bushfire Management Plan endorsed under this permit must be included as an annexure to the agreement.

Maintenance of defensible space

(Delete if no sharing of defensible space between lots) Before the Statement of Compliance is issued under the Subdivision Act 1988 defensible space on every lot in the subdivision must be implemented and maintained as specified on the Bushfire Management Plan, unless otherwise agreed in writing by the CFA and the Responsible Authority.