



# BUSHFIRE MANAGEMENT PLAN

## What is a Bushfire Management Plan (BMP)?

Clause 44.06-3 of the planning scheme requires that any permit issued for buildings and works in the Bushfire Management Overlay include the following condition:

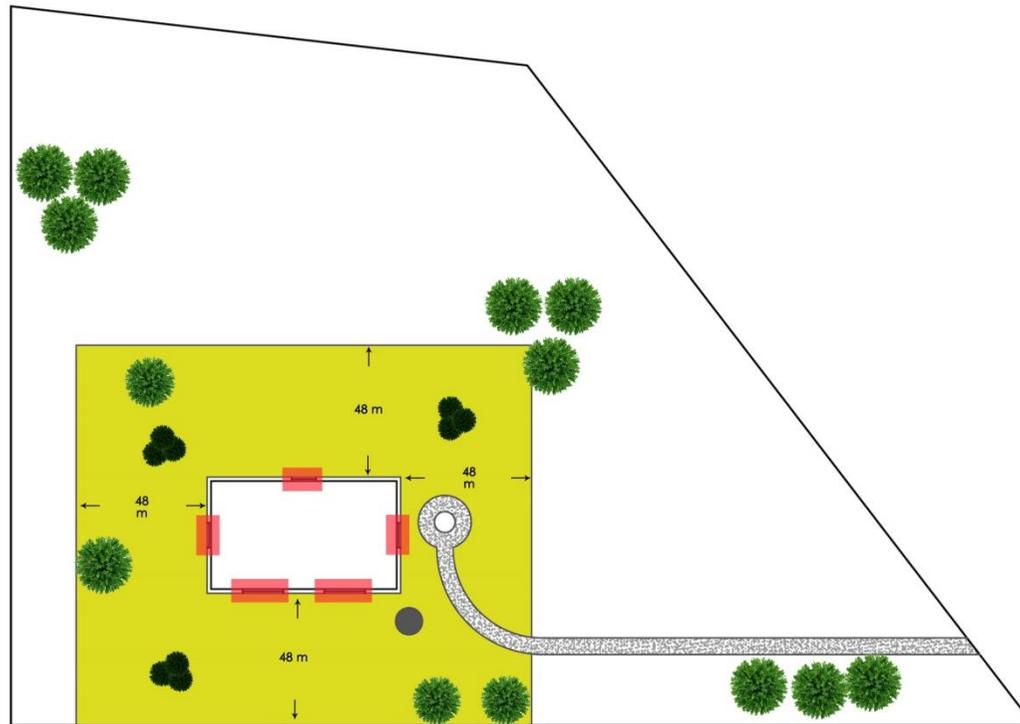
*“The bushfire mitigation measures forming part of this permit **or shown on the endorsed plans**, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”*

A BMP shows all of the bushfire mitigation measures that will be implemented as part of a development to reduce the risk from bushfire to an acceptable level.

**CFA strongly encourages applicants to submit a bushfire management plan as part of their application.**

## What does a BMP look like?

The following are some examples of Bushfire Management Plans (single dwellings and subdivisions) and an example of a schedule that would be appended to the plan.

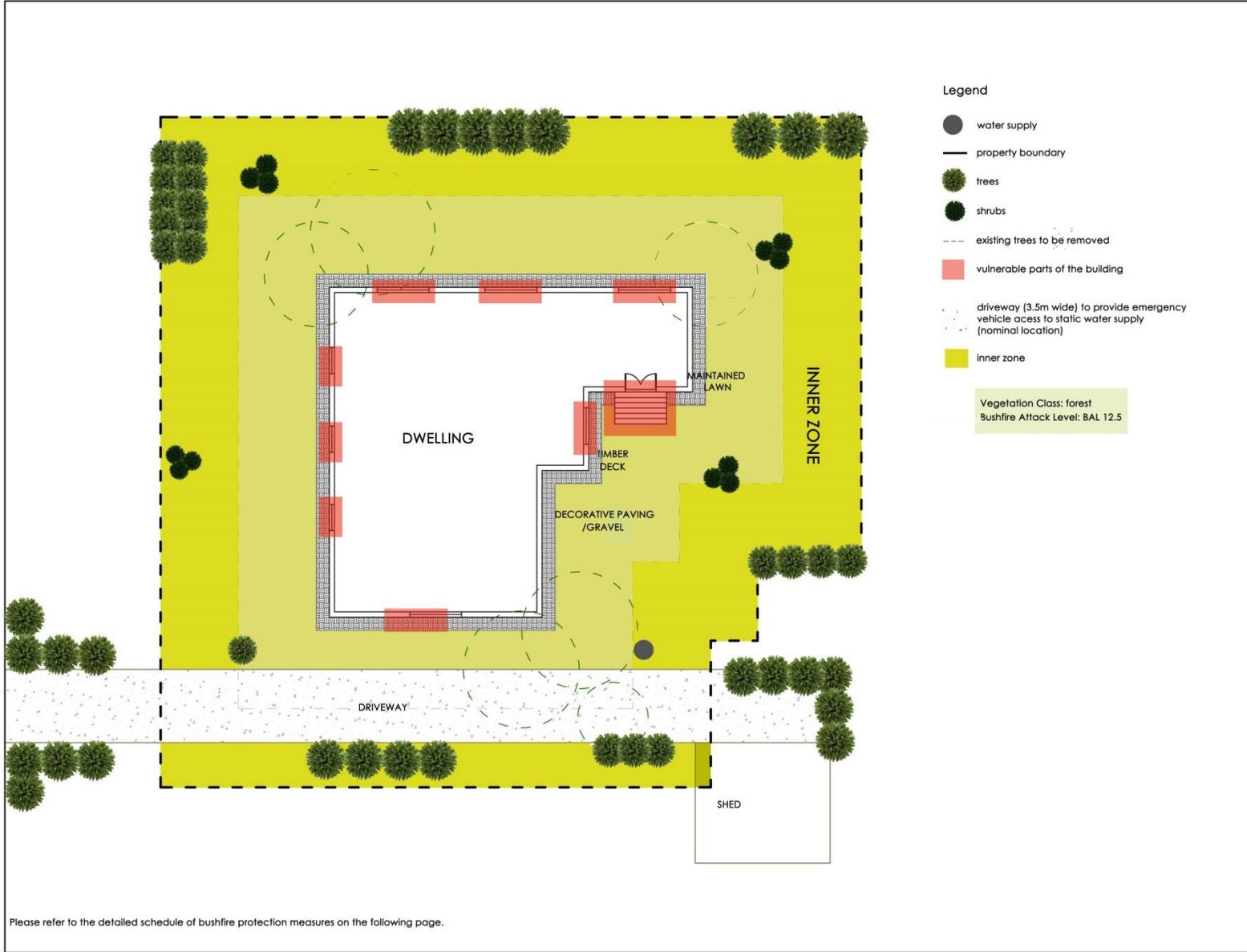


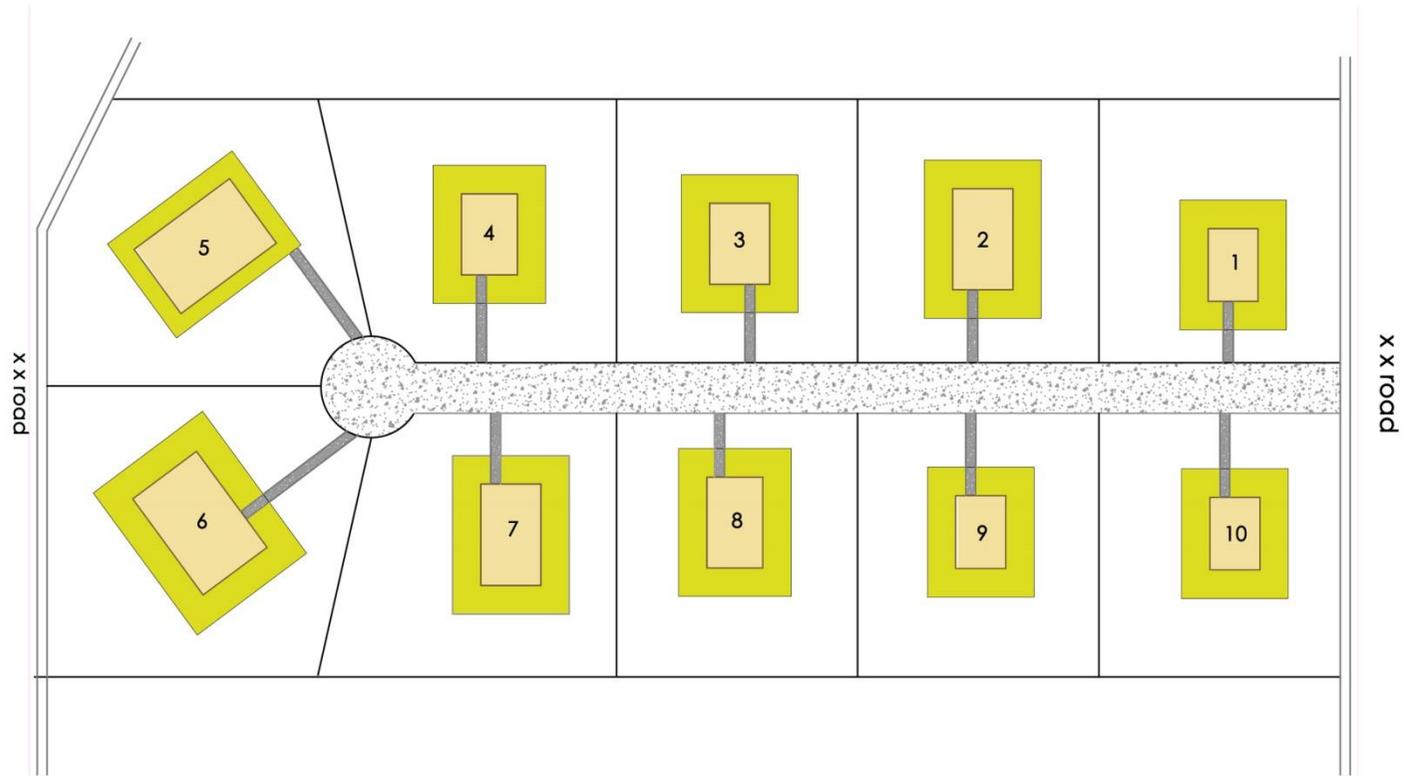
### Legend

- inner zone
- property boundary
- trees
- driveway (3.5m wide) to provide emergency vehicle access to static water supply (nominal location)
- water supply
- vulnerable parts of the building

Vegetation Class: forest  
Bushfire Attack Level: BAL 12.5

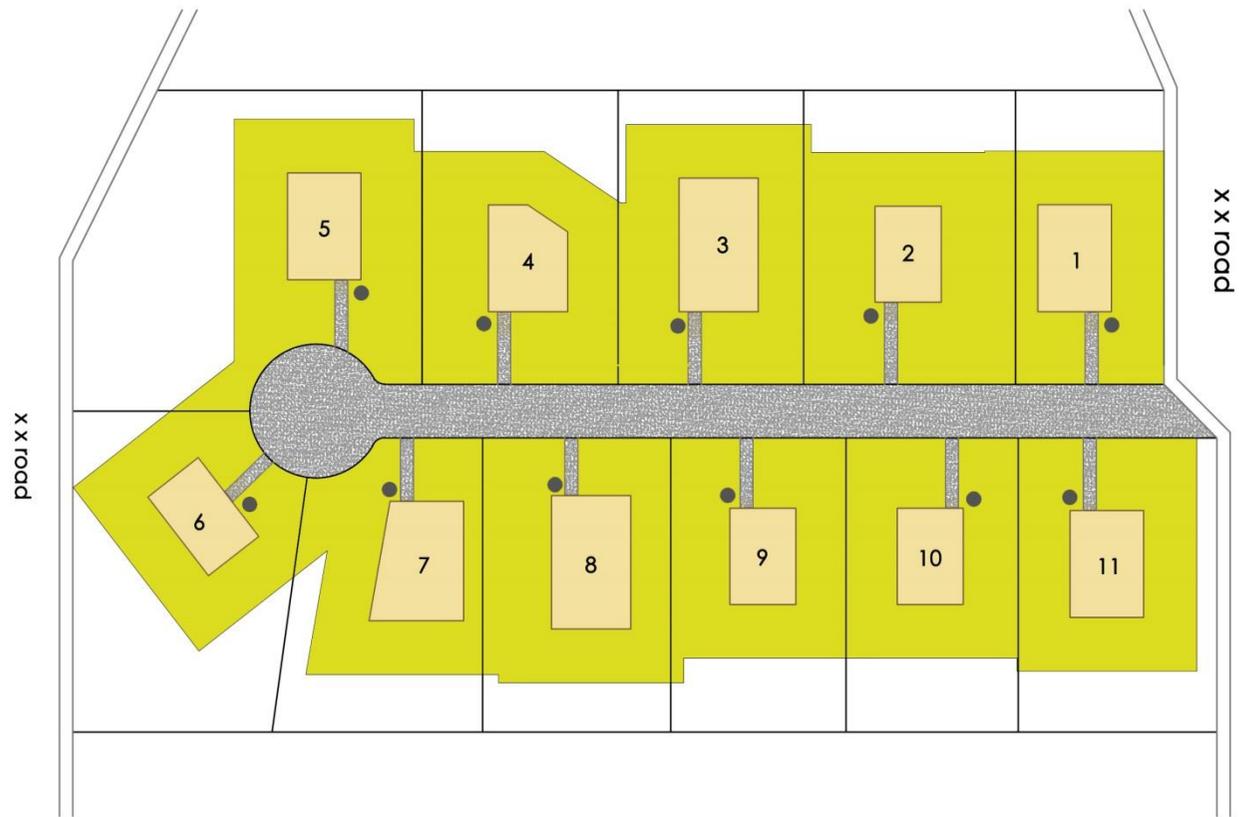
Please refer to the detailed schedule of bushfire protection measures on the following page.





**Legend**

- inner zone
- driveway (3.5m wide) to provide emergency vehicle access to static water supply
- 10,000L static water tank (nominal location)
- building envelopes



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<p><b>Defendable space management</b></p> <ul style="list-style-type: none"> <li>• Grass will be short cropped and maintained during the declared fire danger period.</li> <li>• All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.</li> <li>• Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.</li> <li>• Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of the building.</li> <li>• Shrubs will not be located under the canopy of trees.</li> <li>• Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.</li> <li>• Trees will not overhang or touch any elements of the building.</li> <li>• The canopy of trees will be separated by at least 5 metres.</li> <li>• There will be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>	<p><b>Water supply for fire fighting purposes</b></p> <p>Show <b>10,000L</b> of effective water supply for fire fighting purposes which will meet the following requirements:</p> <ul style="list-style-type: none"> <li>• Is stored in an above ground water tank constructed of concrete or metal.</li> <li>• All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.</li> <li>• Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).</li> <li>• The outlet of the water tank will be within 4m of the accessway and be unobstructed.</li> <li>• Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.</li> <li>• Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).</li> </ul>
	<p><b>Access designed to accommodate CFA access</b></p> <ul style="list-style-type: none"> <li>• Curves will have a minimum inner radius of 10m.</li> <li>• The average grade will 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.</li> <li>• Dips will have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.</li> <li>• Will have a minimum trafficable width of 3.5m and be clear of encroachments for at least 0.5m on each side and 4m above the accessway.</li> <li>• Will be clear of encroachments for at least 0.5m on each side and 4m above the accessway.</li> </ul>
	<p><b>Construction</b></p> <p>Will have a minimum Bushfire Attack Level of <b>BAL – 19</b> that the building will be designed and constructed to in accordance with AS3959.</p>