



GLOSSARY

This is a glossary of terms that appear in the plain language explanation of the Country Fire Authority's standard planning permit conditions.

Accessway

A road or driveway intended to provide ingress and egress for vehicular traffic from the primary road network to a part of a property.

AS 2419

Australian Standard 2419 *Fire hydrant installations – System design, installation and commissioning*'.

AS 3959

Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas (AS 3959-2009)*.

All-weather surface (accessway)

A surface which is capable to accommodating heavier vehicles, usually should be 150mm depth asphalt or concrete.

Bushfire Attack Level (BAL)

A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of a building from potential attack by a bushfire, as defined in Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas (AS 3959-2009)*.

Bushfire Attack Level Ratings

Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from potential bushfire attack. There are 6 BAL ratings in total: LOW, 12.5, 19, 29, 40 and FZ. BAL-LOW does not apply in the Bushfire Management Overlay or Bushfire Prone Areas.

Bushfire Management Overlay (BMO)

Bushfire Management Overlay as defined in the Victoria Planning Provisions (Clause 44.06).

Bushfire Management Statement

A bushfire management statement (BMS) must be prepared in accordance with Clause 44.06 of the planning scheme to demonstrate the way the application meets the relevant requirements of the scheme (i.e. it is an assessment of the application).

Bushfire Management Plan

A bushfire management plan (BMP) is a document that sets out how the applicant intends to implement the bushfire mitigation measures. It will usually include a plan and a schedule.

Bushfire Prone Area (BPA)

Bushfire prone areas are designated under Regulation 810 (*Building Regulations 2006*) as areas that are subject to or likely to be subject to bushfires.

Bushfire Hazard

An area where there is fuel available for a bushfire. Fuel includes any material which can be ignited and sustain a fire (e.g. vegetation, leaf litter, timber and brush fencing).

Canopy

The highest layer of branches in a forest or on a tree.

CFA

Country Fire Authority.

Classified Vegetation

The vegetation that presents a bushfire hazard within 150 metres of the development and is classified in accordance with Section 2.2.3 of AS 3959-2009.

Combustible

A material that has the ability to catch fire and burn. Further information can be found in AS 2419.

Corrosive

A substance that has the ability to destroy or eat away other substances such as metal, by a chemical reaction. Further information can be found in AS 2419.

Defendable Space

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 a bushfire. Defendable space generally comprises an inner zone and outer zone.

Dedicated Water Supply

A water supply that is dedicated to the purpose of fire fighting.

Egress

A way to get out of a place (e.g. a property or building).

Ember Attack

Ember attack occurs when small burning twigs, leaves and bark are carried by the wind and subsequently land in and around buildings. Ember attack is the most common way buildings catch fire during a bushfire.

Excludable Vegetation

Vegetation that does not need to be classified as part of the bushfire site assessment. It may include 'low threat' and 'non-vegetated' areas as defined by Section 2.2.3.2 of AS 3959-2009.

Fire Front

The fire front is the fastest moving part of the fire. It is the hottest and most intense part of the fire and is the area from which most embers will come.

Fire Danger Period

CFA declares the Fire Danger Period for each municipality at different times in the lead up to the fire season. It depends on the amount of rain, grassland curing rate and other local conditions.

Flammable objects

Any material such as vegetation, plants, leaf litter, mulch, timber and/or fencing which can be ignited and sustain a fire.

Hydrant

A facility on a pipeline/water main where water can be drawn for fire fighting purposes and includes a below-ground, L-type or pillar hydrant, but does not include a millcock hydrant.

Passing bay

An area where fire trucks can pass in an accessway, which is least 20m long and have a minimum trafficable width of 6m.

Personal Fire Fighting

Fire suppression activities undertaken by the owner/occupant of a property with appropriate resource equipment and personal protection. This may be with or without active fire suppression support from the emergency services.

Offset

A native vegetation offset is any works or other actions to make reparation for the loss of native vegetation arising from the removal of native vegetation.

Radiant Heat

Radiant heat is the heat created from combustion during a bushfire.

Reticulated Water Supply

Permanent infrastructure provided to deliver water to lots from a water supply external to the general vicinity of the subdivision.

Section 173 Agreement

An agreement entered into between the responsible authority and the owner of the land which is prepared under Section 173 of the *Planning and Environment Act 1987*. A Section 173 Agreement is registered on title and is therefore easily accessible by all affected parties – including land owners, purchasers, Council planners and building surveyors. In this context it will set out the relevant bushfire protection measures that apply to the land.

Shrub

A shrub is distinguished from a tree by its multiple stems and shorter height, the standard planning permit conditions assume a shrub is under 3 metres in height.

Shrub and canopy cover

The proportion of the ground surface that is covered by a vertical projection of the tree or shrub crowns.

Short cropped and maintained (grass)

Grass which is kept to approximately 5cm in height.

Signage (appropriate identification for water supply)

Appropriate signage to identify static water supply includes:

- Has an arrow pointing to the location of the water supply.
- Has a dimension of not less than 310 mm high and 400 mm long.
- Is red in colour, with a blue reflective marker attached.
- Is labelled with a 'W' that is not less than 15 cm high and 3 cm thick.

Static Water Supply

A body of water confined within an enclosure (such as a tank) for use in the event of fire. Swimming pools or dams are excluded.

Strategic Water Supply

A strategic water supply is an additional source of water (e.g. a large communal tank) located to serve a number of properties that is maintained by a public authority or Body Corporate for fire fighting purposes.

Trafficable (accessways)

The part of the accessway which is designed to accommodate emergency service vehicles. It should, usually should be 150mm depth asphalt or concrete.

Turning area (accessways)

A turning area for fire fighting vehicles can be provided by any of the following:

- a turning circle with a minimum radius of 8m;
- the driveway encircling the dwelling; or
- a T head or Y head with a minimum formed surface of each leg being 8m in length measured from the centre point of the head, and 4m trafficable width.

Unmanaged Vegetation

Vegetation that has not been modified for the purpose of bushfire risk mitigation, that presents a potential hazard.

Vegetation debris

Includes organic matter that may accumulate on the ground such as leaf litter, sticks, twigs, branches, mulches and/or fine plant materials.

Vulnerable parts of a building

Parts of buildings such as windows, doors, decks or eaves. These are parts of the building where there is a greater chance that embers will lodge and/or enter your house and start a fire.

