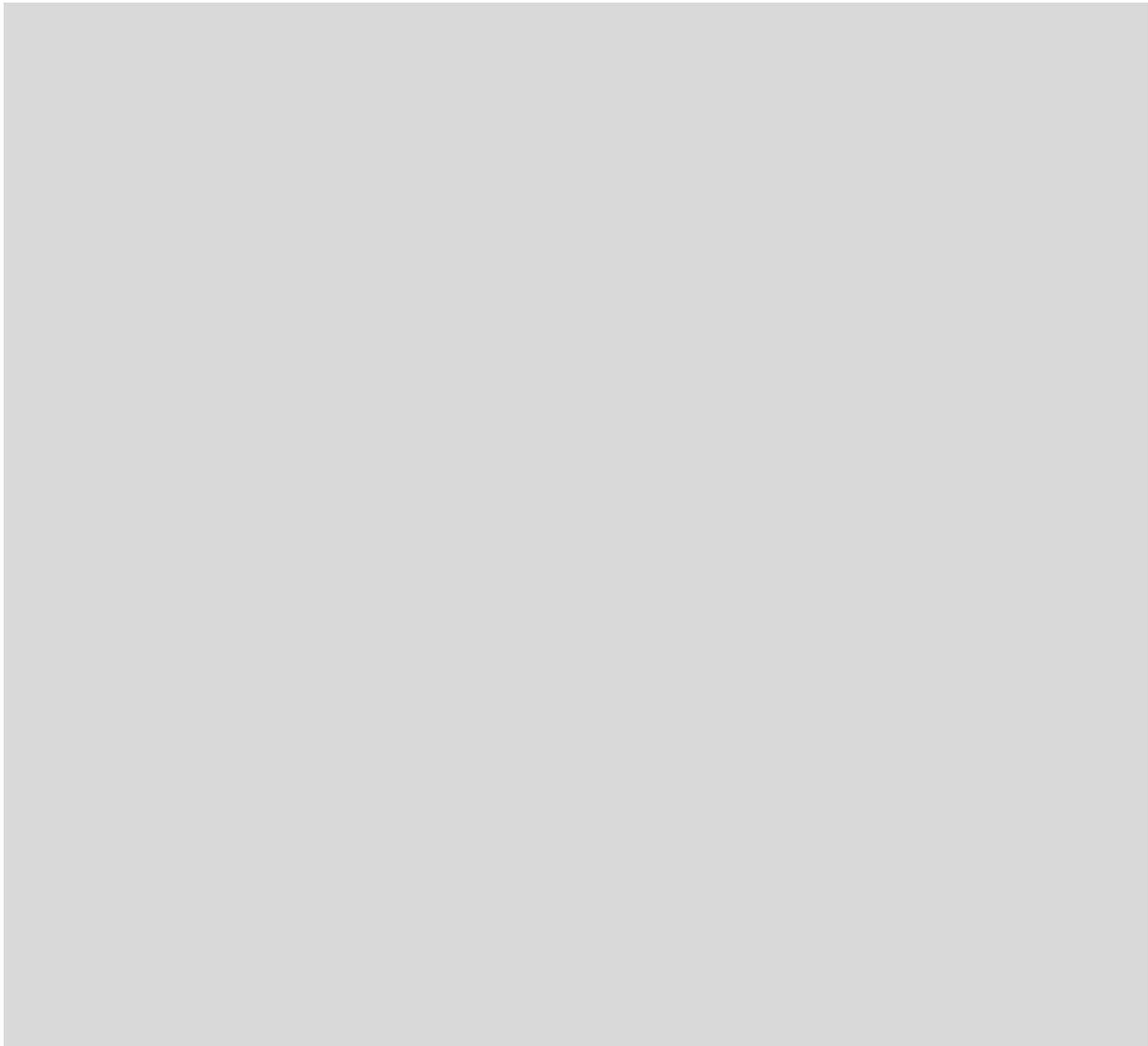


Using CFA's Standard Planning Permit Conditions (Bushfire Management Overlay)



Date: October 2017

Document Control

Revision History

Version	Revision date	Summary of changes
Version 1	July 2014	<i>Standard Planning Permit Conditions Guideline established in response to changes to planning controls 2014 and Condition Review undertaken in consultation with MAV.</i>
Version 2	October 2017	<i>Updates to conditions and content in response to changes to the planning controls in October 2017 via Planning Scheme Amendment VC132 and Amendment GC13.</i>

Table of Contents

TOPIC	PAGE
Purpose	4
Background	4
Structure and Format	5
Using the Standard Permit Conditions	5
Tailoring Standard Permit Requirements	6
Using the Standard Conditions with a Bushfire Management Plan	7
Standard Development Conditions	8

Purpose

This guideline has been prepared to assist decision makers and planning permit applicants understand the standard set of conditions that are applied to most applications by CFA or as requirements of the planning scheme. It supersedes an earlier document '*Standard Planning Permit Conditions (2014)*'.

Recent changes to the bushfire planning provisions in October 2017 have now seen some of these requirements for vegetation management in defensible space and water supply incorporated into the bushfire controls themselves. These requirements are still included in this guide to ensure consistency between standard requirements.

Many planning permit applications are now submitted to CFA that include the standard set of requirements in a Bushfire Management Plan (BMP) which is then required to be endorsed and form part of the permit.

CFA strongly encourages a BMP form part of your application that shows how standard requirements are to be met.

This guideline includes standard requirements addressing the following bushfire protection measures:

- Defensible Space and Vegetation Management;
- Construction Standard;
- Water Supply; and
- Access.

These standard planning permit conditions do not have a statutory status, they are designed to aid decision making and at providing transparency in the likely bushfire related requirements associated with a standard application.

Background

CFA has been using a standard set of permit conditions for a number of years. The conditions have evolved over time to address policy changes and CFA's role in the planning system. For example, the conditions were varied in response to the Bushfire Royal Commission into the fires of 2009 and more recently in reply to a review of conditions that was conducted by CFA in consultation with the Municipal Association of Victoria (MAV) and Council's in 2013/2014.

When were the current standard CFA conditions established?

The current set of standard conditions came into effect in July 2014. They were established in response to the review undertaken with MAV to create a simplified and transparent set of requirements. A number of supporting documents explaining the conditions and requirements were also developed and made available via CFA's website at this time.

An extensive suite of changes to the bushfire planning controls was also implemented around the same period.

Has anything changed since the introduction of the current conditions in 2014?

CFA has received extensive feedback on the standard conditions from Councils and bushfire planning consultants.

In October 2017, the bushfire planning controls were again updated by the Department of Environment, Land, Water and Planning (DELWP). This has provided CFA with an opportunity to make some minor changes to the conditions and strengthen the ability for CFA to control when and how certain bushfire related requirements can be tailored in response to the associated bushfire risks at a site.

What types of applications would these standard conditions normally apply to?

These conditions would be typically be applied to straightforward development applications for residential and commercial development in low to moderate bushfire risk locations.

There are a number of factors and circumstances that must be considered in the assessment of an application under the BMO. CFA must consider this information along with the bushfire hazard site assessment, landscape hazard site assessment (when applicable) and bushfire management statement in determining whether to support an application and what if any conditions should apply to the proposal.

Structure and Format

Development Applications

The standard planning permit conditions have been structured in a way that encourages the required bushfire protection measures to be shown on a Bushfire Management Plan (BMP). Whilst a BMP is not generally included as an application requirement under the BMO (it is required under the BMO schedule), CFA strongly encourages a BMP to be submitted as part of your application.

This concept was introduced with the standard CFA conditions in 2014 and most applications now include the submission of a BMP. Where no BMP is submitted with an application, it is likely that CFA would require one to be submitted via a condition on the permit.

Applying for an application under a schedule to the BMO

If you are applying for an application using the schedule to the BMO, the requirements for your application are included in the schedule and these should be used instead of CFA's standard conditions. A BMP is required to be prepared showing the relevant bushfire protection measures. No other application requirements apply in schedules to the BMO.

Hint

More information on preparing an application in the BMO can be found on the Department of Environment, Land, Water and Planning (DELWP) [website](#). You can find information on how to make an application, preparing a bushfire management statement and BMP as well as a number of standard templates and fact sheets.

Schedules provide a fast track pathway to obtaining planning approval in the BMO. Areas within a BMO schedule have pre-set requirements, that if met simplify application requirements and lead to the application being directly assessed by Council with no referral to CFA, saving you time and reducing application costs.

Using the Standard Permit Conditions

These conditions are generally applicable to most applications, however they do not reflect the specific characteristics or unique circumstances of each site. Therefore, there may be some situations where the standard requirements need to be modified as part CFA's conditional approval of a planning permit application.

There are a number of factors that are required to be considered in the assessment of an application for development and these often contribute tailored conditions. The location of the land and bushfire behaviour, surrounding topography, type of vegetation and landscape influences and the ability to access and egress the site are just some examples of factors that may lead to a specific condition being placed on a particular permit.

CFA will use the information submitted with your application to assess what requirements should apply to any individual site. If you would like to apply for a tailored response to your site or in relation to certain

bushfire protection measure, please ensure that you seek to do this as part of your application and that you include a justification that demonstrates what is proposed and why it should be supported.

Conditions should be linked back to a BMP in most circumstances.

Conditions must be consistent with the requirements of Clause 52.47. This clause has been updated (October 2017) to specifically include vegetation management and water supply requirements. These requirements may only be changed with the approval of CFA, this must be done in writing.

Tailoring Standard Permit Requirements

An application can be made to tailor requirements for your site. CFA commonly works with permit applicants and local Council's to tailor an application to address certain aspects of a proposal. Management of vegetation in the area of defendable space is the most frequent area where a tailored solution is often sought.

The recent changes to the bushfire planning controls now require vegetation management and water supply to meet planning scheme requirements under Clause 52.47 unless a schedule to the BMO states otherwise or CFA agrees to the change in writing.

An application to tailor requirements for your site must justify why an alternative proposal is being sought and demonstrate how and why the alternative proposal is appropriate given the likely bushfire behaviour and risk to the land, the surrounding landscape, the purpose of the requirement and having consideration of any relevant objectives or decision guidelines of the planning scheme.

CFA recommends that you discuss your application with Council and CFA's Fire Safety Team if you seek to include a tailored response as part of your proposal.

Using the Standard Conditions with a Bushfire Management Plan

Example: Bushfire Management Plan

Bushfire Management Plan



Legend

- Water Tank
- Distance
- Access
- Defendable Space
- Dwelling
- Goulburn Valley Water - Hydrants
- Roadways
- Property (VM Property)

20.0 m

Prepared by: ABGC Bushfire Consultants Pty

Version No.: 1

Date: 12/10/2017

Mandatory Condition
The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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

Bushfire Protection Measures

attletown

a) Defendable Space
Defendable space is provided for a distance of 30m around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- 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.

b) Construction Standard
• Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL –29.

c) Water Supply
The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access
Access Required: No
Yes 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.

A Bushfire Management Plan (BMP) should be used as the main tool to apply and show the relevant CFA conditions and requirements of Clause 52.47.

The BMP should show the construction standard, area of defendable space, how vegetation will be managed in the area of defendable space, the location of the static water supply and the other water supply requirements as well as the location of the access and any additional conditions that must be met.

A BMP template can be found on the CFA and DELWP websites.

Standard Development Conditions

Buildings and Works in the BMO

Bushfire Management Plan Endorsed

Before the development starts, the Bushfire Management Plan [details of plan i.e. Title, Date, Version, Page x of x] must be submitted to and endorsed by the Responsible Authority. The plan must not be altered unless otherwise agreed in writing by CFA and the Responsible Authority.

Bushfire Management Plan

Before the development starts, [an amended bushfire management plan which is generally in accordance with (drawing no. xx, dated xx/xx/xxxx) (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 defensible space, access, water supply, construction)

a) Defendable space [Note these requirements are the same as those in Table 6 of Clause 52.47]

Show an area of defensible space [for a distance of xm around the proposed building/or to the property boundary, whichever is the lesser] 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.

b) Construction standards

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

c) Water supply [Note these requirements are the same as those in Table 4 of Clause 52.47]

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.
- Include a separate outlet for occupant use.

Additional conditions to apply if CFA fittings and access is required [i.e. 10,000 litres]

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).
- Be located within 60 metres of the outer edge of the approved building.
- 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).

d) 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.

e) Alterations to the endorsed bushfire management plan

The plan must not be altered unless otherwise agreed in writing by CFA and the Responsible Authority