

Fact Sheet

BRUSH FENCING IN THE BUSHFIRE MANAGEMENT OVERLAY



This Fact Sheet outlines CFA's approach to the use of brush fencing in the Bushfire Management Overlay (BMO)

Background

Research conducted after major bushfires which have penetrated urban areas, identifies that house-to-house fire spread is a considerable factor in house loss.

One of the most overlooked sources of fuel between houses is fencing and of particular concern is the use of brush fencing.

The Bushfire Management Overlay (BMO) requires that defendable space be provided having regard to the building's bushfire construction level.

Where brush fencing exists or is proposed as part of an application to construct or extend a dwelling (a house) in the BMO, the development must respond to the risks associated with brush fencing. This includes considering the location of the brush fence, location of the dwelling and or how well the dwelling is constructed.

This Fact Sheet relates to any new (proposed) development or works associated with a dwelling within the Bushfire Management Overlay.

The objective of this Fact Sheet is to provide guidance to practitioners on what is required within the BMO where:

- There is currently no fence in place, however, due to pre-existing covenants or other regulatory instruments the use of brush fencing can't be avoided; or

- There is an existing brush fence within close proximity to the proposed new development/works and this cannot be avoided by locating the dwelling at least three (3) metres from the fence.

Brush Fence Requirements

Where any part of a proposed dwelling is to be located within three (3) metres of an existing or proposed brush fence, those elements of the dwelling must be constructed to a minimum of Bushfire Attack Level (BAL) 29 in accordance with the relevant sections of Australian Standard 3959 – Construction of buildings in bushfire prone areas (AS3959).

In addition, any window within three (3) metres of a brush fence must be fully screened in accordance with Section 7.5.2 of AS3959 (as opposed to just the openable portion). This additional requirement does not apply where bushfire shutters meeting the requirements of section 7.5.1 of AS3959 are used.

The above requirements are also irrespective of what Bushfire Attack Level the remainder of the house is required to comply with.

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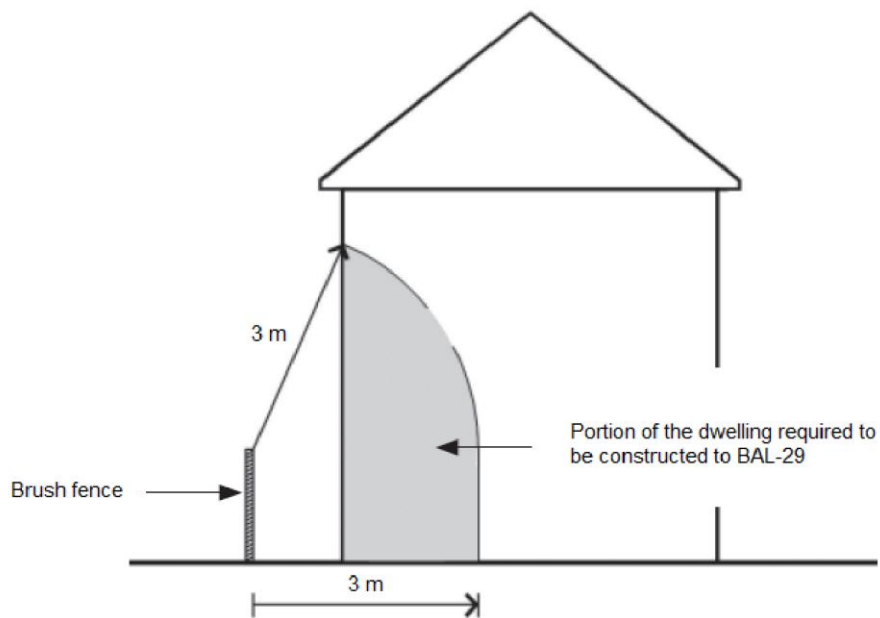
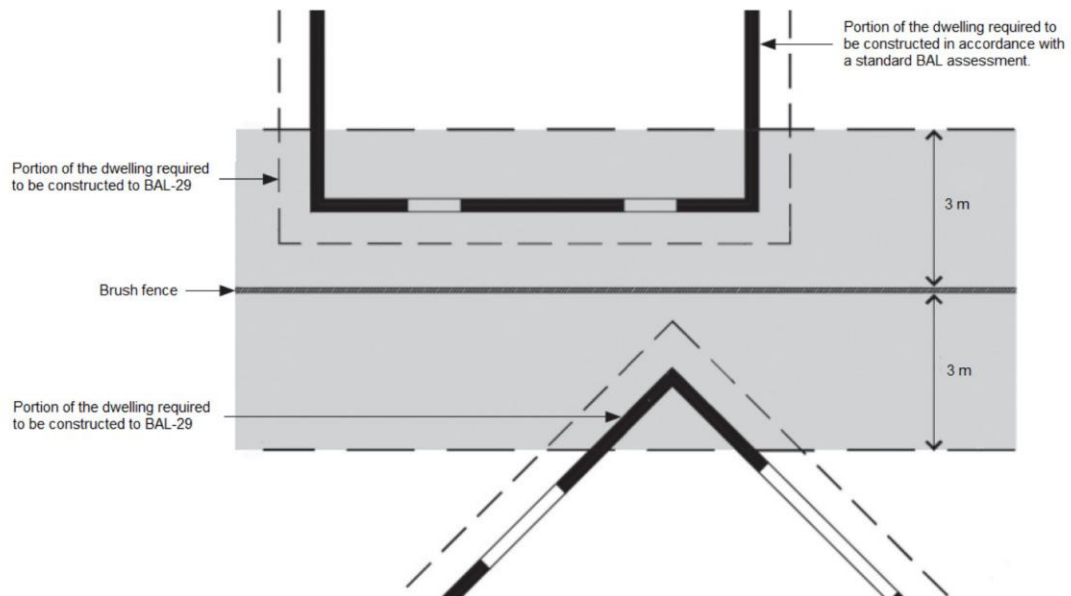


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Brush fencing must not be installed within three (3) metres of an existing dwelling approved under the Bushfire Management Overlay unless the above requirements are met.

The requirements are reflected in the figures below:



For more information, please contact CFA's Bushfire Planning Team on 03 9262 8444.