**Bushfire Management Statement**

**Non Habitable Outbuildings (ancillary to a dwelling)**

**in the Bushfire Management Overlay**

**Name: Click here to add applicant name**

**Property Address: Click here to add property address**

1. **Read Categories A, B & C below and select the category of buildings or works that best describes your planning permit application**

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| **Category A Buildings or Works:** | **Select** |
| **Buildings or works:**   * with a gross floor area less than 100 m2 * are ancillary to an existing dwelling or existing dependant persons unit **and** * proposed buildings or works are non-habitable |  |
| **No CFA Requirements** | |

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| **Category B Buildings or Works:** | **Select** |
| **Buildings or works:**   * with a gross floor area greater than 100 m2 * are ancillary to an existing dwelling or existing dependant persons unit * are located **more than** 10 metres from any existing building used for accommodation **and** * proposed buildings or works are non-habitable |  |
| **The following conditions apply to any permit granted:** | **Confirm Acceptance** |
| **Defendable Space** **Requirement**  Defendable space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser, where vegetation (and other flammable materials) during the declared fire danger period will be managed in accordance with the following:   * Grass must be short cropped. * All leaves and vegetation debris must be removed at regular intervals. * Flammable objects must not be located close to the vulnerable parts of the building. * Shrubs must not be located under the canopy of trees. * Trees must not overhang or touch any elements of the building. * The canopy of trees must be separated by at least 2 metres. * There must be a clearance of at least 2 metres between the lowest tree branches and ground level. |  |

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| **Category C Buildings or Works:** | **Select** |
| **Buildings or works:**   * have a gross floor area greater than 100 m2 * are ancillary to an existing dwelling or existing dependant persons unit * are located **less than** 10 m from any existing building used for accommodation **and** * the proposed buildings or works are non-habitable |  |
| **The following conditions apply to any permit granted:** | **Confirm Acceptance** |
| **Defendable Space** **Requirement**  Defendable Space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser, where vegetation (and other flammable materials) during the declared fire danger period will be managed in accordance with the following:   * Grass must be short cropped. * All leaves and vegetation debris must be removed at regular intervals. * Flammable objects must not be located close to the vulnerable parts of the building. * Shrubs must not be located under the canopy of trees. * Trees must not overhang or touch any elements of the building. * The canopy of trees must be separated by at least 2 metres. * There must be a clearance of at least 2 metres between the lowest tree branches and ground level. |  |
| **Construction Requirement**  The proposed outbuilding shall be separated from the adjacent building by **ONE** of the following:   1. A wall that extends to the underside of a non-combustible roof covering and has an FRL of not less that 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the attached structure side. Any openings in the wall shall be protected in accordance with the following: 2. Doorways – by FRL -/60/30 self-closing fire doors 3. Windows – by FRL -/60/- fire windows permanently fixed in the closed position. 4. Other openings – by construction with an FRL not less than -/60-.   NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above item [Item (iii)] | **Confirm Acceptance** |
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| **OR** |  |
| 1. A wall that extends to the underside of a non-combustible roof covering and is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness. Any openings in the wall shall be protected in accordance with the following: 2. Doorways – by FRL -/60/30 self-closing fire doors 3. Windows – by FRL -/60/- fire windows permanently fixed in the closed position. 4. Other openings – by construction with an FRL not less than -/60-.   NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with the above item [Item (iii)] |  |

**Your application must include a scaled plan that details the following:**

* Property boundaries
* Orientation
* Location of the proposed outbuilding
* Location and type of buildings on the subject site
* Separation distance between the proposed outbuilding and dwelling
* Location and type of buildings on adjoining land
* Bushfire mitigation measures

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| **CFA Advice**  **Unspecified Alternative Measures and Clause 52.47 Assessment**  The requirements of this Bushfire Management Statement (BMS) are considered *unspecified alternative measures* as defined under the *Operations* section of Clause 52.47. These *unspecified alternative measures* are deemed to comply with the objectives of Clause 52.47 as the requirements reduces, to an acceptable level, the potential ignition of an outbuilding, and radiant heat exposure and spread of fire between an outbuilding and any existing building used for accommodation, including dwellings located outside of the property boundary.  **Construction Requirements**  Please note that other construction standard options are available as part of the planning process and building regulations associated with Australian Standard AS3959-2009. Should you choose to adopt these standards, such as the construction of an outbuilding to an appropriate Bushfire Attack Level, you may need to submit additional information with your application and provide a separate Bushfire Management Statement that addresses all applicable requirements of Clause 52.47 of the Victorian Planning Provisions.  Alternatively, this BMS may be required to be amended to detail the proposed construction requirements and why they are considered reasonable in context of the bushfire risk evident at the site.  **Static Water Supply**  CFA recommends that a static water supply for fire fighting purposes be incorporated into the proposal as an additional bushfire mitigation measure. Additional information on standard requirements for a static water supply can be found on CFA’s website <http://www.cfa.vic.gov.au/plan-prepare/planning-and-bushfire-management-overlay/>  **Additional Information**  CFA considers the information contained within this statement is sufficient to assess an application under the relevant bushfire planning provisions for non-habitable outbuildings. Council may seek additional information related to your application if required. |