

Bushfire Management Overlay

The purpose of this information sheet is to assist applicants in preparing a planning permit application for the construction of a dwelling and/or outbuilding in the Bushfire Management Overlay



What is a bushfire management overlay?

The Bushfire Management Overlay (BMO) applies to land that may be significantly affected by a bushfire. The BMO triggers the need for a planning permit for certain developments and requires new developments to include appropriate bushfire protection measures.

The planning system has an important role in the creation of more bushfire resilient communities. Through the BMO (Clause [44.06](#)) and Bushfire Planning (Clause [13.02](#)), development in areas that are affected by a significant bushfire hazard are assessed to ensure the risk from bushfire is reduced to an acceptable level.

Bushfire Management Statement

A Bushfire Management Statement (BMS) may be required as part of an application.

The BMS demonstrates the way in which the application meets the relevant objectives, standards and decision guidelines of the BMO.

The BMS will determine the applicable Bushfire Attack Level (BAL) rating for your property.

A BMS comprises the following:

- A bushfire hazard site assessment
- A bushfire hazard landscape assessment
- A bushfire management plan

It is recommended that you engage a suitably qualified consultant to assist in the preparation of a BMS. Templates for basic application types have been produced by the [Department of Transport and Planning](#).

What bushfire protection measures are required in the BMO?

Although bushfire risk varies across our region, the bushfire protection measures in the BMO require future developments and uses to:

- Build to current bushfire construction standards
- Site the building away from the bushfire hazard
- Manage vegetation and fuel loads
- Install water tanks and provide fire truck access
- Refer your plan to the CFA, if required

The specific bushfire protection measures are outlined in Clause [53.02](#) of the Greater Bendigo Planning Scheme. A mandatory planning permit condition will require these measures to be implemented and maintained at all times by the landowner.

Schedules 1 and 2 to the BMO

Schedules 1 and 2 to the BMO have been applied to areas which may be significantly affected by a bushfire and are located within existing settlements. The schedules contain pre-set bushfire protection measures which reduce the application requirements and make obtaining a planning permit more straightforward. The bushfire protection measures include:

- A specified BAL to which the new dwelling must be constructed
- Schedule 1 specifies a designated BAL rating of 12.5
- Schedule 2 specifies a designated BAL rating of 29
- Defendable space requirements including tree canopy separation (clearance around the dwelling)
- Water supply details
- Access requirements for firefighters

A Bushfire Management Plan is sufficient documentation to meet the requirements of the BMO schedule. Applicants will not need to obtain individual BAL assessments or prepare a bushfire management statement. These applications will not need to be referred to the CFA if the above measures are met.

What do I need?	Where can I get it/who can help?
A completed application for planning permit form	Download from our website
A full and current (3 months or less) copy of the Certificate of Title including any covenants or agreements	Purchase a copy from https://www.landata.vic.gov.au/
Payment of the relevant application fee	Download a fee schedule from our website
A written response against any relevant policies from the Planning Scheme	Planning consultant
A written response against the relevant zone and/or overlay demonstrating how the proposal satisfies the purpose and decision guidelines	Planning consultant
Any application requirements as listed under the relevant zone or overlay in the Planning Scheme	Planning consultant
<p>Fully dimensioned plans at preferred scales of 1:100 or 1:200 including:</p> <ul style="list-style-type: none"> • Existing and proposed buildings and works, including boundaries and dimensions of the site, buildings, landscaping, driveways and parking areas • Floor plans • Elevation plans 	Builder/Building Designer/Architect
<p>A Bushfire Management Statement (as required):</p> <ul style="list-style-type: none"> • A bushfire hazard site assessment • A bushfire hazard landscape assessment • A bushfire management plan 	Planning consultant
<p>Templates for basic application types have been produced by the Department Transport and Planning, including:</p> <ul style="list-style-type: none"> • Single dwellings in a BMO schedule - Fast Track Pathway • Single dwellings in existing settlements - Pathway 1 • Outbuilding, sheds and similar works <p>https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo</p>	