

03/10/2017
GC13

SCHEDULE 1 TO THE BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

ROYAL BOTANIC GARDENS CRANBOURNE AND SURROUNDS

1.0 Statement of the bushfire objectives to be achieved

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To locate new development in accordance with the bushfire management provisions of the Botanic Ridge Precinct Structure Plan where precinct structure plan applies.

To ensure the provision and adequate supply of water to facilitate fire fighting and property protection during and after the passage of a bushfire.

To ensure that the construction of a dwelling or dependent person's unit has regard to the nature of the bushfire hazard of the site and surrounding area and that the necessary area of defensible space is provided.

2.0 Permit requirement

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A permit is not required to subdivide land where the land is also shown as UGZ4 on the planning scheme maps.

A permit is not required to construct a building or carry out works associated with one dwelling on a lot where the land is also shown as UGZ4 on the planning scheme maps and the following requirements are met before a certificate of occupation is issued for the dwelling:

- The installation of a non-combustible static water supply for fire fighting purposes and meet the minimum size specified in Table 1 to this schedule; and
- The dwelling or extension to a dwelling is constructed to a Bushfire Attack Level as specified in Table 2 to this schedule that meets the requirements of the Building Act 1993 and Australian Standard 3959 Construction of building in bushfire prone areas; and
- For lots fronting a perimeter road adjacent to the Royal Botanic Gardens Cranbourne, all dwellings and extensions are no less than 13 metres from the front of the lot.

Table 1

Lot area (square metres)	Water supply size (litres)
< 500	2,000
500 or greater	5,000

Table 2

Distance of closest part of dwelling from fire hazard identified on Plan 5 of the incorporated Botanic Ridge Precinct Structure Plan (metres)	Bushfire Attack Level (BAL)
Less than 69	19
69 or greater	12.5

3.0 Application

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None specified.

4.0 Application requirements

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None specified.

5.0 Substitute approved measures

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Clause 52.47	Approved Measure	Substitute approved measure
52.47-2.1	AM2.1	None specified
52.47-2.1	AM2.2	None specified
52.47-2.1	AM2.3	None specified
52.47-2.2	AM3.1	None specified
52.47-2.2	AM3.2	None specified
52.47-2.3	AM4.1	None specified
52.47-2.3	AM4.2	None specified
52.47-2.4	AM5.1	None specified
52.47-2.4	AM5.2	None specified
52.47-2.4	AM5.3	None specified
52.47-2.4	AM5.4	None specified

6.0 Additional alternative measures

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Clause 52.47	Additional alternative measures
None specified	None specified

7.0 Mandatory Condition

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None specified.

8.0 Referral of application

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None specified.

9.0 Notice and review

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None specified.

10.0 Decision guidelines

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None specified.

11.0 Date for the application of the transitional provision clause 44.06-7

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None specified.