

02/07/2015
C174

SCHEDULE 2 TO THE BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO2**.

BOTANIC RIDGE STAGE 1 ESTATE

1.0

Statement of the bushfire protection objectives to be achieved

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To locate new development in accordance with the bushfire management provisions where Schedule 3 to the Development Plan Overlay (DPO3) 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 subject to DPO3 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 subject to DPO3 on the planning scheme maps and the following requirements are met before an occupancy permit is issued for the dwelling:

- The installation of a non-combustible static water supply for fire fighting purposes that meets 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

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 the Royal Botanic Gardens Cranbourne Fire Hazard identified on Map 2 of DPO3 (metres)	Bushfire Attack Level (BAL)
29-41	29
42-56	19
57 or greater	12.5