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VC109

SCHEDULE 1 TO THE BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **WMO1**.

1.0

Statement of the bushfire objectives to be achieved

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To specify bushfire protection measures to construct or extend one dwelling on a lot.

2.0

Application

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This schedule applies where all of the following are met:-

- The application to construct or extend one dwelling on a lot.
- The application includes the substitute approved measures set out in this schedule.

Clause 52.47 applies in all other circumstances.

3.0

Application requirements

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An application must be accompanied by:

- A bushfire management statement that describes how a proposed development responds to this schedule; and
- A plan that shows how vegetation will be managed to achieve the defensible space requirements set out in substitute approved measure AM3.1.

4.0

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	The approved measure in Clause 52.47 applies
52.47-2.4	AM2.3	The approved measure in Clause 52.47 applies
52.47-2.2	AM3.1	The dwelling provides defensible space to inner zone standard to the whole of the property. The dwelling is constructed to the bushfire attack level of BAL12.5.
52.47-2.2	AM3.2	None specified
52.47-2.3	AM4.1	If the lot has an area of less than 1,500 square metres: <ul style="list-style-type: none"> ▪ A 2,500 litre static water supply is provided and maintained solely for fire fighting purposes. ▪ The static water supply is made of non-combustible material. If the lot has an area of more than 1,500 square metres the approved measure in Clause 52.47 applies.
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

Clause 52.47	Approved Measure	Substitute approved measure
52.47-2.4	AM5.4	None specified

5.0 Referral of application

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An application is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

6.0 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the substitute approved measures specified in this schedule have been met.